



Environmental Site
Assessments

Records of Site
Condition

Excess Soils
Approvals

Environmental Impact
Assessments

Development
Hydrogeological
Studies

Natural Heritage
Studies

Private Site Servicing
and Septic Design

Arborist Services

Fisheries Approvals &
Aquatic Ecology

Terrestrial & Wetland
Ecology

Environmental Site
Inspection /
Construction
Monitoring

Phase I Environmental Site Assessment 780 Tenth Line, Collingwood, Ontario



Prepared for
Rayville Developments (Legacy) Inc.

AEC Project No. 25-172 | June 6th, 2025



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EXECUTIVE SUMMARY

Azimuth Environmental Consulting, Inc. (Azimuth) was retained by Rayville Developments (Legacy) Inc. (Rayville) to conduct a Phase I Environmental Site Assessment (ESA) of the lands located at 780 Tenth Line in Collingwood, Ontario (referred to herein as the Site or Property). The Site is owned by Rayville, and is vacant. It is Azimuth's understanding that the Site is to be developed for residential purposes, and that this Phase I ESA is being completed in support of the associated development permitting.

The purpose of this Phase I ESA is to identify any actual or potential areas of environmental impairment associated with the Site through a non-intrusive investigation in accordance with the requirements of the Canadian Standards Associations (CSA) document entitled "Z768-01: Phase I Environmental Site Assessment". The Phase I ESA includes a review of current and historical records, an interview with personnel familiar with current and historical Site conditions, in-person reconnaissance of the Site, and evaluation and reporting of information identified.

The Site is approximately 100 acres in size, and is located in a mixed rural, residential, recreational, and commercial area in the western portion of the Town of Collingwood. The Site is accessed by Tenth Line to the east, and is currently vacant. The Site was historically occupied by a farmstead, including a residence and agricultural buildings, as well as a secondary residential dwelling. All former Site buildings have been demolished.

Based on the results of the Phase I ESA, including a review of available historical records, a Site inspection, an interview with Site personnel, and receipt of regulatory agency search requests, no significant sources of environmental impairment were identified associated with the Site.



1.0 INTRODUCTION

Azimuth Environmental Consulting, Inc. (Azimuth) was retained by Rayville Developments (Legacy) Inc. (Rayville) to conduct a Phase I Environmental Site Assessment (ESA) of the lands located at 780 Tenth Line in Collingwood, Ontario (referred to herein as the Site or Property). The Site is owned by Rayville, and is vacant. It is Azimuth's understanding that the Site is to be developed for residential purposes, and that this Phase I ESA is being completed in support of the associated development permitting.

The Site is approximately 100 acres in size, and is located in a mixed rural, residential, recreational, and commercial area in the western portion of the Town of Collingwood. The Site is accessed by Tenth Line to the east, and is currently vacant. The Site was historically occupied by a farmstead, including a residence and agricultural buildings, as well as a secondary residential dwelling. All former Site buildings have been demolished. It is Azimuth's understanding that a residential development internally described as "Linksvue" is proposed for the Site.

2.0 SCOPE OF INVESTIGATION

The purpose of a Phase I ESA is to identify any actual or potential areas of environmental impairment associated with the Site through a non-intrusive investigation, in accordance with the requirements of the Canadian Standards Association (CSA) document entitled "Z768-01: Phase I Environmental Site Assessment". It is our understanding that a Record of Site Condition in accordance with O.Reg. 153/04 is not being contemplated for the Site at this time.

The Phase I ESA includes a review of current and historical records, an interview with personnel familiar with current and historical Site conditions, in-person reconnaissance of the Site, and evaluation and reporting of information identified. The area considered for inclusion within the Phase I ESA Study Area is comprised of lands located within an approximately 250 metre (m) radius of the Site. The Phase I ESA was completed by Mr. Michael J. Pearson, P.Eng., and reviewed by Mr. Colin Ross, P.Geo., both of Azimuth. Qualifications for the authors are provided in Appendix A.

This Phase I ESA was prepared for the use of Rayville Developments (Legacy) Inc. and may not be relied upon by any third party without the written consent of Azimuth Environmental Consulting, Inc.



3.0 RECORDS REVIEW

3.1 Environmental Databases Search

Azimuth retained Environmental Risk Information Services (ERIS) to conduct a search of available federal, provincial, and private environmental databases for records associated with the Site or lands located within 250 m of the Site boundary. A summary of records identified in the databases search is provided below.

Database	Site Records	Records within 250 m
AAGR- Abandoned Aggregate Inventory	0	0
AGR- Aggregate Inventory	0	0
AMIS- Abandoned Mines Information System	0	0
ANDR- Anderson's Waste Disposal Inventory	0	0
AST- Aboveground Storage Tanks	0	0
AUWR- Automobile Wrecking & Supplies	0	0
BORE- Borehole	0	0
CA- Certificates of Approval	0	0
CDRY- Dry Cleaning Facilities	0	0
CFOT- Commercial Fuel Oil Tanks	0	0
CHEM- Chemical Manufacturers and Distributors	0	0
CHM- Chemical Register	0	0
CNG- Compressed Natural Gas Stations	0	0
COAL- Inventory of Coal Gasification Plants and Coal Tar Sites	0	0
CONV- Compliance and Convictions	0	0
CPU- Certificates of Property Use	0	0
DRL- Drill Hole Database	0	0
DTNK- Delisted Fuel Tanks	0	0
EASR- Environmental Activity and Sector Registry	0	0
EBR- Environmental Registry	0	0
ECA- Environmental Compliance Approval	0	0
EEM- Environmental Effects Monitoring	0	0
EHS- ERIS Historical Searches	2	0
EIIS- Environmental Issues Inventory System	0	0
EMHE- Emergency Management Historical Event	0	0
EPAR- Environmental Penalty Annual Report	0	0
EXP- List of TSSA Expired Facilities	0	0
FCON- Federal Convictions	0	0
FCS- Contaminated Sites on Federal Land	0	0
FOFT- Fisheries & Oceans Fuel Tanks	0	0
FRST- Federal Identification Registry for Storage Tank Systems	0	0
FST- Fuel Storage Tanks	0	0



FSTH- Fuel Storage Tank – Historic	0	0
GEN- Ontario Regulation 347 Waste Generators Summary	0	7
No records were identified within the GEN database associated with the Site.		
Seven records were identified within the GEN database associated with the Blue Mountain Golf and Country Club, located adjacent to the north of the Site at 706 Tenth Line. The facility was reportedly registered for the generation of Subject Waste Classes 252 (Waste Oils & Lubricants) and 213 (Petroleum Distillates) between 2000 and 2014. Based on the occupancy of this property (i.e., golf course), these wastes are interpreted to be associated with small-scale maintenance of turf management equipment (i.e., lawn mowers, aerators, etc.) Azimuth notes that GEN records only identify Subject Waste generators and do not indicate spills or releases associated with the registered Subject Wastes.		
GHG- Greenhouse Gas Emissions from Large Facilities	0	0
HINC- TSSA Historic Incidents	0	0
IAFT- Indian & Northern Affairs Fuel Tanks	0	0
INC- Fuel Oil Spills and Leaks	0	0
LIMO- Landfill Inventory Management Ontario	0	0
MINE- Canadian Mine Locations	0	0
MNR- Mineral Occurrences	0	0
NATE- National Analysis of Trends in Emergencies System	0	0
NCPL- Non-Compliance Reports	0	0
NDFT- National Defence & Canadian Forces Fuel Tanks	0	0
NDSP- National Defence & Canadian Forces Spills	0	0
NDWD- National Defence & Canadian Forces Waste Disposal Sites	0	0
NEBI- National Energy Board Pipeline Incidents	0	0
NEBP- National Energy Board Wells	0	0
NEES- National Environmental Emergencies System	0	0
NPCB- National PCB Inventory	0	0
NPR2- National Pollutant Release Inventory	0	0
NPRI- National Pollutant Release Inventory - Historic	0	0
OGWE- Oil and Gas Wells	0	0
OOGW- Ontario Oil and Gas Wells	0	0
OPCB- Inventory of PCB Storage Sites	0	0
ORD- Orders	0	0
PAP- Canadian Pulp and Paper	0	0
PCFT- Parks Canada Fuel Storage Tanks	0	0
PES- Pesticide Register	0	0
PFCH- NPRI Reporters- PFAS Substances	0	0
PFHA- Potential PFAS Handlers from NPRI	0	0
PINC- TSSA Pipeline Incidents	0	0
PRT- Private and Retail Fuel Storage Tanks	0	0
PTTW- Permit to Take Water	0	1
No records were identified within the PTTW database associated with the Site.		



One record was identified within the PTTW database associated with the Blue Mountain Golf and Country Club, located adjacent to the north of the Site at 706 Tenth Line. The record was dated 2008, with no further significant information provided.		
REC- Ontario Regulation 347 Waste Receivers Summary	0	0
RSC- Record of Site Condition	0	0
RST- Retail Fuel Storage Tanks	0	0
SCT- Scott's Manufacturing Directory	0	0
SPL- Ontario Spills	0	0
SRDS- Wastewater Discharger Registration Database	0	0
TANK- Anderson's Storage Tanks	0	0
TCFT- Transport Canada Fuel Storage Tanks	0	0
VAR- TSSA Variances for Abandonment of Underground Storage	0	0
WDS- Waste Disposal Sites – MOE CA Inventory	0	0
WDSH- Waste Disposal Sites – MOE 1991 Historical Approval Inventory	0	0
WWIS- Water Well Information System	0	0

The complete ERIS environmental database search, including applicable limitations and caveats associated with the records described herein, is included as Appendix B.

3.2 Fire Insurance Plans

Fire Insurance Plans (FIPs) and insurance underwriter's inspection reports were historically completed for the purposes of identifying high risk insurance liabilities, and will often include descriptions of flammable liquids storage, petroleum and chemical storage tanks, solid fuel storage areas, building construction details, facility operations, etc. As part of previous environmental reporting completed for the Site in 2014, Risk Management Services (RMS) was retained to complete a search of available documents including fire insurance maps, underwriters and commercial risk reports, and Site plans. RMS reported that no underwriting records were identified for the Site, and that no fire insurance plans were identified for the Site or adjacent lands. No further fire insurance records are anticipated since 2014.

3.3 Previous Environmental Reports

As part of the Phase I ESA interview, Azimuth requested of Site personnel whether any prior environmentally-related reports have been completed for the Site. Site personnel identified the following previous environmental reporting associated with the Site:

- Report entitled "*DRAFT Phase I Environmental Site Assessment*", prepared for Linkview Development Corporation by Azimuth Environmental Consulting, Inc., dated September 23, 2014 (**2014 Azimuth Phase I ESA**)



The 2014 Azimuth Phase I ESA was structured as a Phase I ESA update/review of a prior Phase I ESA completed by Peto McCallum (dated March 20th, 2014). Information of significance obtained from these report(s) is summarized below:

- The Site was occupied for agricultural purposes from Crown grant in 1836 until the report date (additional uses noted below). Two barns and two residential dwellings were reportedly constructed at the Site in the 1950's. The Site residences were reportedly vacant as of 1993, and one of the residential dwellings and both barns were demolished as of 2010. A vacant residence remained at the Site as of 2014, as did the foundations of the other former Site buildings.
- Between 1986 and 2007, a portion of the Site was used for a two-week period annually for the Collingwood Horse Show.
- The Site was reportedly partially re-graded between 1995 and 2004. Grading activities reportedly consisted of stripping topsoil in the central portion of the Site. The 2014 Phase I ESA also indicates the potential for importation of excess topsoil generated from the residential subdivision development located east of the Site, beyond Tenth Line (referred to as the "Georgian Meadows" development). At the time of the 2014 Site inspection, evidence of this regrading was visible in the form of multiple berms oriented in a north-south direction located centrally at the Site. No evidence of impacts (i.e., staining, odours, etc.) or deleterious materials (i.e., brick, rubble, etc.) was observed in the berms.
- Site inspections completed in 2014 identified the presence of debris piles in the vicinity of the former farmstead area, interpreted to be associated with the demolition of former on-Site buildings. Unspecified debris piles (appear to be wood pallets or crates based on aerial imagery) were also noted interior to some of the agricultural fields. It was recommended that this debris be removed and disposed of off-Site. A limited area of staining was also observed in the vicinity of farm equipment storage. The staining was found to be surficial in nature, and was not identified as a significant environmental concern.
- At the time of the Site inspection, the north east portion of the Site was occupied by the Blue Mountain Golf and Country Club located adjacent to the north of the Site. The area was reportedly used as a practice driving range dating to 2002.
- The potential for fuel storage at the Site was interpreted to be limited to the historical agricultural usage and/or residential heating oil. No specific fuel storage was identified in the historical records.
- Refuse was reportedly observed in a forested area located in the north west corner of the Site. Refuse observed reportedly consisted of inert materials (i.e., wood, furniture, toys, mattresses), and removal of this material was recommended.



- Prior test pit/geotechnical investigations were also referenced in the 2014 Peto McCallum Phase I ESA. Stratigraphic conditions at the Site generally consist of topsoil, underlain by sand or silty sand to an approximate depth of 1.5-2.0 metres below ground surface (m BGS). Dense silt and/or silt till are encountered below the silty sand to a depth of 6.6 m BGS, the maximum noted depth of investigation. At some locations, dense sand seams were observed in the lower reaches of boreholes/test pits.

It is noted that the prior 2014 Peto McCallum Phase One ESA was reportedly conducted in accordance with the prescriptive Ontario Regulation 153/04 format, and identified three “Areas of Potential Environmental Concern” at the Site. Each is discussed below:

- **Fill Importation:** The importation of fill of unknown quality was identified as a potential concern by Peto McCallum. However, the fill was reportedly virgin topsoil sourced from an adjacent residential development. Review of aerial imagery (Section 3.7) indicates that this property consisted of agricultural fields and natural areas prior to development in the 1990s. Conventional agricultural topsoil is typically considered low-risk from an environmental perspective and is therefore not identified as a significant environmental concern. Additional information provided by Site personnel regarding these activities is included in Section 5.7.
- **Potential Fuel Storage:** Peto McCallum hypothesized the potential presence of fuel storage tanks associated with the former residential and agricultural uses. No specifics were provided, and no evidence of any historical release was cited. In the absence of any specific evidence of release to the environment, the potential environmental risk associated with small scale residential heating oil and small-scale agricultural use is generally considered to be limited. As such, this hypothetical usage was not identified as a significant environmental concern. In the event specific evidence of fuel oil release is identified during Site development, the grading contractor should contact Azimuth to assess remedial requirements.
- **Pesticide/Herbicide Application:** Peto McCallum identified the potential for pesticide/herbicide application at the Site as a potential concern. These activities are typically only considered relevant where evidence of chemical misuse is identified, areas of specialty crops (i.e., orchards, vineyards, etc.) or where bulk storage of raw pesticide/herbicide products in tanks has occurred. None of these conditions are referenced for the Site, and no evidence was identified to indicate that any activities beyond approved conventional agricultural practices have been conducted at the Site. As such, this usage was not identified as a significant environmental concern.

Previous environmental reports referenced above are provided in Appendix C.



3.4 Regulatory Agency Requests

A Freedom of Information (FOI) request has been submitted to the MECP for the Site. The MECP responded that no records were identified within their database pertaining to activities conducted at the Site.

The Technical Safety Standards Association (TSSA) was also contacted to provide any records associated with retail or private fuel handling facilities registered to the Site. The TSSA responded indicating that there are no records in their current database of any fuel storage tanks at the Site.

Correspondence with the MECP and TSSA is included in Appendix D.

3.5 Title Search

A title search conducted in 2014 indicates that the Site was owned by private individuals between the 1836 Crown grant and the purchase by a development corporation in 1998. It is Azimuths understanding that the Site has been owned by various development firms since that time. As such, an updated search of historical title documents is not expected to meaningfully contribute to an understanding of potential sources of environmental impact at the Site, and was therefore not completed as part of this Phase I ESA.

3.6 City Directories

City address directories provide historical occupant descriptions of listed municipal addresses, and were typically updated every one to five years. Azimuth retained ERIS to review city directories, with the region listed in the Polks directory for 1998 and 1999, and the Digital Business Directory for 2012, 2017, 2021, and 2023. No records were identified associated with the Site for any of the above-listed years.

Correspondence received from ERIS regarding the historical city directories search is included as Appendix E.

3.7 Historical Aerial Photographs

Aerial photographs are used to document the development history for the Site and surrounding lands, including first developed uses, building construction dates, potential landfilling activities, grading or fill placement, etc. Azimuth retained ERIS to obtain aerial images dated 1954, 1969, 1976, 1987, and 1995. Azimuth also reviewed aerial imagery obtained online for the Simcoe County GIS Website for the years 2002, 2008, 2012, 2016, 2018, 2023, and 2024. A summary of the historical aerial photographs reviewed is provided below.



A summary of the historical aerial photographs reviewed is provided below.

Year	Observations
1954	Review of the 1954 aerial photograph indicates that the Site and adjacent lands were used for agricultural purposes at that time. Tenth Line bound the Site to the east, with agricultural fields further to the east (current Georgian Meadows). A farmstead was visible located centrally at the Site, accessing Tenth Line via a gravel driveway. Due to the scale and quality of the image, further details could not be determined.
1969	Review of the 1969 aerial imagery indicates that conditions at the Site were similar to those observed in the 1954 aerial image. Further details could be observed regarding the on-Site farmstead, including the presence of a residential dwelling and two agricultural barns. A second residential dwelling was visible in the south east corner of the Site building. The remaining areas of the Site consisted of open agricultural fields, with the exception of a small wooded area in the north west corner of the Site. Formerly agricultural lands north of the Site had been redeveloped as a golf course (currently, Blue Mountain Golf & Country Club). Lands to the south of the central portion of the Site appeared to be undergoing aggregate extraction, as were lands located to the northwest of the Site. Remaining lands in the vicinity of the Site continued to be occupied primarily as agricultural fields.
1976	Review of the 1976 aerial photograph indicates that conditions at the Site and surrounding lands were generally similar to those observed in the 1969 aerial image. Aggregate extraction south of the Site had ceased, with the former pit area regraded into a pond.
1987	Review of the 1987 aerial photograph indicates that conditions at the Site and surrounding lands were generally similar to those observed in the 1976 aerial image. The golf course located north of the Site had been expanded, as had the aggregate pit located north west of the Site. To the south of the Site, multiple small buildings lined a pond area associated with the former aggregate extraction in this area. These small buildings are consistent with the location of a historical enactment village currently operated south of the Site.
1995	Review of the 1995 aerial photograph indicates that conditions at the Site and surrounding lands were generally similar to those observed in the 1987 aerial image.
1997	Review of the 1997 aerial photograph indicates that conditions at the Site and surrounding lands were generally similar to those observed in the 1995 aerial image. To the south east of the Site, some paddocks and outbuildings were visible, likely associated with the horse show grounds referenced as part of prior environmental reports.
2002	Review of the 2002 aerial image indicates that and estimated 15-20 paddocks had been created on the central portion of the Site, interpreted to be associated with the horse show activities referenced in prior environmental reports. Significant regrading was not evident. To the east of the Site, formerly agricultural fields were under redevelopment as a residential subdivision (Georgian Meadows). Conditions at remaining areas of the Site and surrounding lands were similar to those observed in the 1997 imagery.



Year	Observations
2008	Review of the 2008 aerial image indicates that some localized areas on the south-central portion of the Site (i.e., paddock area) were undergoing regrading activities, appearing to consist of topsoil scraping. Some paddocks remained visible, though apparently unused. A wood refuse area was visible on the central-northern portion of the Site. East of the Site, the Georgian Meadows residential subdivision continued to be built out.
2012	Review of the 2012 aerial imagery indicates that a significant area on the central portion of the Site was undergoing regrading at that time. Windrows of stripped topsoil are visible, generally oriented in a north-south axis, with exposed subsoil areas between each windrow. The disturbed area occupied approximately one third of the Site. The farmstead had largely been demolished, with only a grain silo and some concrete foundations remaining visible. The residential dwelling in the south eastern corner of the Site remained present. To the east of the Site, the Georgian Meadows subdivision was approaching full build-out. Northwest of the Site, the aggregate extraction activities had expanded up to the Site boundary. Conditions at the remaining adjacent lands were similar to those observed in prior imagery.
2016	Review of the 2016 aerial imagery indicates that the topsoil windrowing footprint had increased westerly since 2012, but the lack of recently-disturbed ground surfaces indicates that these activities were no longer ongoing. The concrete silo formerly located in the farmstead area had been demolished. To the southeast of the Site, lands formerly occupied by paddocks had been converted to recreational soccer fields. East of the Site, the Georgian Meadows subdivision had been completed.
2018, 2023	Review of the 2018 and 2023 aerial photographs indicate that conditions at the Site and surrounding lands were similar to those observed in the 2016 aerial image. As of 2023, the north eastern portion of the Site was no longer in use as a driving range. The concrete foundations in the former farmstead area had also been removed as of 2023.
2024	Review of the 2024 aerial photograph indicates that all evidence of the former topsoil windrowing activities had been removed, and the majority of the Site extents had returned to farm fields.

Imagery reviewed online can be found at opengis.simcoe.ca (accessed May, 2025). Aerial photographs obtained from ERIS are included in Appendix F.

3.8 Physical Setting Records Review

The Site gently slopes towards a low-lying area in the central-north portion of the Property, with an average elevation of approximately 200 meters above sea level (m AMSL). No water bodies are present at the Site; however, some drainage ditches traverse the Property in a generally north-south orientation. Regional topography slopes towards Georgian Bay (Lake Ontario), which is located approximately 2.2 kilometers (km) north east of the Site.



The Site is located within the broad physiographic region described as the Sand Plains, with the local context being part of the Simcoe Lowlands physiographic sub-region (Chapman and Putnam, 1984). The Simcoe Lowlands represent areas that were flooded by glacial Lake Algonquin and are bordered by shore cliffs, beaches, and boulder terraces. Review of published quaternary geology indicates that the upper overburden in the vicinity of the Site consists primarily of glaciolacustrine nearshore and beach deposits comprised of sand, gravelly sand, and gravel (Barnett *et. al.*, 1991). Till materials are also regionally prevalent.

The Ontario Geologic Survey (OGS) Earth Database indicates that the uppermost bedrock unit at the Site consists of nodular and black-laminated limestone of the Lindsay Formation (OGS, 2014). Review of the publicly-available MECP well database indicates that bedrock is present in some areas at an approximate depth of 7 m BGS; however, well records vary significantly and the bedrock surface may be substantially deeper. Based on the presence of Lake Ontario to the north east of the Site, regional shallow groundwater is interpreted to flow in a generally north easterly direction.

4.0 INTERVIEWS

As part of the Phase I ESA, Azimuth interviewed Mr. John van Beurden to provide current and historical information regarding operations and conditions at the Site and surrounding lands. Mr. van Beurden is the Vice President of Development for Devonleigh Homes, an entity associated with the Site ownership. Mr. van Beurden has become familiar with specific operations at the Site recently; however, he has also been generally aware of conditions at the property for a number of years.

The interview was completed via phone on June 4th, 2025. Information of relevance provided by Mr. van Beurden is included in the respective sections of this report.

5.0 SITE RECONNAISSANCE

On June 3rd, 2025, Mr. Michael J. Pearson of Azimuth attended the Site to complete the reconnaissance activities required for this Phase I ESA. The Site inspection included the completion of a walk-through of the Property, and observations of adjacent lands from the Site and publicly-accessible roadways or paths.

The Site inspection was completed from approximately 7:00 to 8:00 pm. Weather conditions consisted of generally clear skies and an ambient air temperature of approximately 25 degrees Celsius. Photographs of the Site conditions and adjacent lands (as observed from publicly accessible roadways) are included in a photo log provided as Appendix G.



5.1 Site Conditions

5.1.1 Site Buildings and Exterior Areas

No buildings or other infrastructure is present at the Site, which primarily consists of agricultural fields. A gated gravel driveway is present on the eastern portion of the Site, accessing Tenth Line. A wooded area is present on the north western portion of the Site.

5.1.2 Current Site Operations

The Site is currently used for conventional rotational cash crop farming (i.e., corn, soy, wheat, etc.). Site personnel stated that they were not aware of any other current on-Site operations.

5.1.3 Historical Site Operations

Based on a review of aerial imagery, the Site was formerly occupied by a farmstead located on the central-east portion of the Site, as well a residential dwelling located on the south east corner of the Site. The farmstead included two large agricultural barns, and was likely present dating to the turn of the 19th century. Operations associated with this occupancy are expected to be consistent with small to medium scale agricultural operations (i.e., livestock, crop harvesting, equipment maintenance, etc.). The farmstead buildings (residential and agricultural) were demolished at some point between 2008 and 2013. The residential building located in the south eastern corner of the Site was reportedly constructed in the 1950's, vacant as of the 1990's, and demolished in 2024.

Exterior areas of the Site have been primarily used for agricultural purposes. No specialty crop areas (i.e., large scale orchards) have been identified at the Site based on a review of historical aerial imagery. In the north east portion of the Site, the adjacent golf course leased a field area to operate as a driving range between approximately 1997 and 2022. Aerial imagery indicates that topsoil on the central portion of the Site was stripped and windrowed progressively between 2008 and 2016, with the affected area regraded and returned to farm fields as of 2024. Prior reports indicate that topsoil from an adjacent residential development may have been brought to the Site. Site personnel reported that the topsoil windrowing observed was part of topsoil sales activities.

5.1.4 Surrounding Lands

A review of aerial imagery and observations made by Azimuth personnel from the Site and surrounding roadways indicates the following land uses in the vicinity of the Site:

North: The Site is bounded to the north by the Blue Mountain Golf and Country Club. This facility includes a standard golf course as well as supporting infrastructure (pro shop, club



house, maintenance shed, etc.). An aggregate extraction site is located to the north west of the Site. Further north is a residential subdivision, farm fields, and a commercial building containing a brewery and recreational boat storage.

East: The Site is bounded the east by Tenth Line. The Georgian Meadows residential subdivision is located further to the east.

South: The Site is bounded the south by a soccer field complex (south east), a historic village/multi use recreational facility (south), and vacant lands historically operated as an aggregate extraction facility (south west). Sixth Street and residential lands are located further to the south.

West: The Site is bounded the west by agricultural and naturalized vacant lands,

5.1.5 Site Servicing

Based on information provided by Site personnel and observations made by Azimuth personnel, the Site is not currently serviced. It would be expected that typical municipal and private services (i.e., sewer, water, electric, phone, etc.) will be provided to the Site as part of future development activities. Historical servicing of the Site likely included a septic bed for domestic waste water treatment, and electrical service via overhead lines present along Tenth Line.

Site personnel were not aware of the current or historical use of heating oil tanks. At the time of the Site inspection, no evidence of heating oil use (i.e., fill pipes, tanks, furnaces, etc.) was observed by Azimuth personnel. It is possible that the residential buildings were historically heated with oil, however, no specific information to indicate this has been identified. In the event any evidence of heating oil contamination is identified during earthworks activities (such as staining, odours, or below ground piping), it is recommended to contact Azimuth to assess the nature and extent of the potential impact.

5.2 Underground Storage Tanks

No records have been identified as part of the Phase I ESA to indicate that any underground storage tanks (USTs) are operated, or have historically operated, at the Site. Site personnel stated that they were not aware of any current or historical USTs operated at the Site. No visual indications of the current or historical presence of petroleum or chemical-containing underground storage tanks (e.g. vent and fill piping, large asphalt cuts indicating UST removal, former fuel islands or aprons, etc.) were observed by Azimuth personnel at the time of the Site inspection.



5.3 Aboveground Storage Tanks

No records have been identified as part of the Phase I ESA to indicate that any aboveground storage tanks (ASTs) are operated, or have historically operated, at the Site. Site personnel stated that they were not aware of any current or historical USTs operated at the Site. No visual indications of the current or historical presence of ASTs were observed by Azimuth personnel at the time of the Site inspection.

5.4 Chemical Usage and Handling Practices

No on-Site chemical use was identified by Azimuth, and Site personnel were not aware of any current or historical chemical use at the Site.

5.5 Wastewater

No on-Site wastewater generation was identified by Azimuth, and Site personnel were not aware of any current or historical wastewater generation at the Site. No floor drains, pits, or sumps were observed by Azimuth or reported by Site personnel. As noted, historical wastewater production at the Site is anticipated to be limited to domestic sewage from the former on-Site residences. No evidence of any liquid industrial waste or process water generation at the Site has been identified.

5.6 Solid Waste

No on-Site solid waste generation was identified by Azimuth, and Site personnel were not aware of any solid waste generation at the Site beyond presumed historical standard domestic household waste routinely set out at road side for municipal collection and off-Site disposal. No evidence of on-Site garbage disposal or landfilling was observed at the time of the Site inspection, and Site personnel were not aware of any on-Site waste disposal. Site personnel reported that historical debris piles noted in prior reports and visible on aerial imagery were removed by the prior owner of off-Site disposal.

5.7 Fill Materials

No on-Site fill placement was identified by Azimuth, and Site personnel were not aware of any current or historical importation of fill. No evidence of fill importation was observed during the Phase I ESA Site inspection. Information provided by Site personnel and aerial imagery indicates that the central portion of the Site was stripped during the mid-2000's for the purposes of selling topsoil. Prior reporting has interpreted that topsoil may have been brought to the Site from the adjacent Georgian Meadows subdivision during its development. In either case, the regrading activities are reported to be related solely to conventional agricultural topsoil, which is considered low risk from an environmental contaminant perspective.



5.8 Air Emissions

Based on information provided by Site personnel and observations made at the time of the Site inspection, no stationary air emission sources are present at the Site. No evidence of industrial or noxious air emissions were observed by Azimuth personnel or reported by Site personnel.

5.9 Spills and Releases

No reportable spills were identified within the SPL database records reviewed in Section 3.1, and the Site contact was not aware of any historical spills/releases at the Site. No evidence of releases (i.e., staining, distressed vegetation, etc.) was observed by Azimuth at the time of the Site inspection.

5.10 Regulatory Compliance

Site personnel were not aware of any current or historical enforcement actions, orders, litigations, violations, or complaints associated with environmental contamination at the Site. Based on receipt of the MECP Freedom of Information response letter, no indications of historical environmentally-related complaints, inspections, or orders have been identified.

5.11 Hazardous & Designated Substances

The presence of hazardous and designated substances was assessed through visual observations made during the Site inspection. A summary of observations made by Azimuth personnel is provided below.

Summary of Hazardous & Designated Substances

Material/Source	On-Site Observations	Notes
Subject Waste	None observed.	No Subject Waste Generation records identified for the Site in Section 3.1.
Asbestos-Containing Materials (ACM)	None observed.	No friable materials observed; Site personnel not aware of any ACM or associated investigations.
Ionizing Radiation	None.	No known radon gas surveys completed, no x-ray or radioactive equipment identified on-Site.
Polychlorinated Biphenyls (PCBs)	None observed.	No PCB-related records identified for the Site in Section 3.1, Site personnel not aware of any PCBs at the Site.
Lead based paint	None observed.	Lead paint regulated since the 1976 Hazardous Products Act. No painted surfaces observed at the Site.



Summary of Hazardous & Designated Substances

Material/Source	On-Site Observations	Notes
Chlorofluorocarbons (CFCs)	None observed.	No refrigeration equipment observed at the Site. CFCs volatilize on release, and if present, do not represent a concern for the Site.
Urea Foam Formaldehyde Insulation (UFFI)	None observed.	No buildings present at the Site. UFFI concerns associated with immediately post-installation vapour inhalation; product banned since 1980 and not considered a persistent concern.
Mercury	None observed.	No evidence to indicate mercury-containing material is present at the Site.
Mould	None observed.	Not considered a persistent environmental impairment to the property, if present.

No intrusive investigations or sampling of designated or hazardous substances was completed as part of the Phase I ESA, and any of the above-noted observations should be confirmed in a Designated Substances Survey (DSS) if deemed appropriate.

6.0 CONCLUSIONS

Based on the results of the Phase I ESA, including a review of available historical records, a Site inspection, an interview with Site personnel, and receipt of regulatory agency search requests, no significant sources of environmental impairment were identified associated with the Site.

Regards,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Michael J. Pearson, P. Eng., QP_{ESA}
Senior Environmental Engineer

Colin Ross, P.Geo., Partner
Senior Hydrogeologist



7.0 LIMITATIONS AND USE OF THIS REPORT

This report has been prepared by Azimuth Environmental Consulting, Inc. (Azimuth) subject to the limitations contained within the Scope of Work agreed upon by Rayville Developments (Legacy) Inc. (referred to herein as the Client). The information and conclusions contained in this report are based upon work undertaken and performed by trained professional and technical staff in accordance with generally accepted engineering and scientific practices, executed with a degree of skill and care to be ordinarily exercised by a reasonable practitioner under similar terms to those governing this assignment. No warranties, guarantees, or representations beyond the standard of care described above are expressed or implied regarding the professional services provided.

This report should in no way be construed as a definitive representation of any or all environmental impairment on the subject property resulting from past or current practices. Information obtained by Azimuth that has been relied upon in this report has been assumed to be provided in good faith and accurate, unless contradicted by a source deemed more credible. Best efforts have been made to obtain information which is current as of the date of this report, and no representations are made regarding conditions which may arise from events after this date. If conditions at the subject lands change in the future, the client should contact Azimuth to perform a re-evaluation of the findings of this report.

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8.0 REFERENCES

Barnett P.J., Cowan W.R. and Henry A.P. Quaternary Geology of Ontario, Southern Sheet [Book]. - [s.l.] : Ontario Geological Survey, 1991. - Map 2256.

Chapman L. J. and Putnam D. F. Physiography of Southern Ontario [Book]. - [s.l.] : Ministry of Natural Resources, 1984. - Third Edition.

Gao C. [et al.] Bedrock topography and overburden thickness mapping, southern Ontario [Report]. - [s.l.] : Ontario Geological Survey, 2006.

Ministry of the Environment, Conservation and Parks Soil, ground water and sediment standards for use under Part XV.1 of the Environmental Protection Act // Environmental Protection Act. - 2011.

Ministry of the Environment, Conservation and Parks Well Records Database [Online]. - <https://www.ontario.ca/environment-and-energy/map-well-records>.

Ministry of the Environment Conservation and Parks Ontario Regulation 153/04 (As Amended) Record of Site Condition [Report]. - 2004.

Ontario Geological Survey 1:50,000 Scale Surficial Geology of Southern Ontario [Book]. - [s.l.] : Queens Printer , 2010.

Ontario Geologic Survey 1:250000 Scale Bedrock Geology of Ontario [Report]. - [s.l.] : Queens Printer, 2011.



LEGEND

- Approximate Property Boundary
- Waterbody
- Mapped Watercourse
- Road

Contours (OMAFRA Lidar 2022)

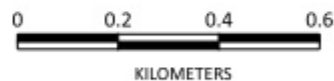
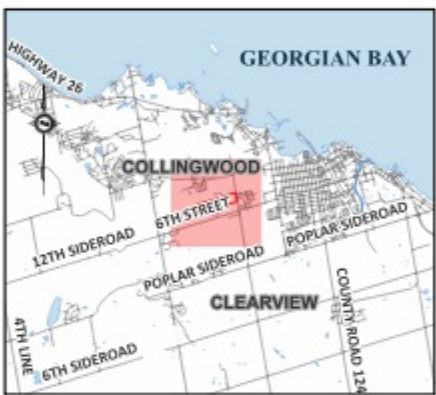
- Major Contour - 5m Intervals
- Minor Contour - 1m Intervals

NOTES

1. Watercourse, Waterbody, Wetland, Woodland and ANSI layers are derived from MNR GIS data, retrieved December 2022.
2. The metric grid displayed on the map corresponds to NAD83 / UTM zone 17N (EPSG:26917).

REGIONAL MAP

SCALE 1:250000



SITE LOCATION

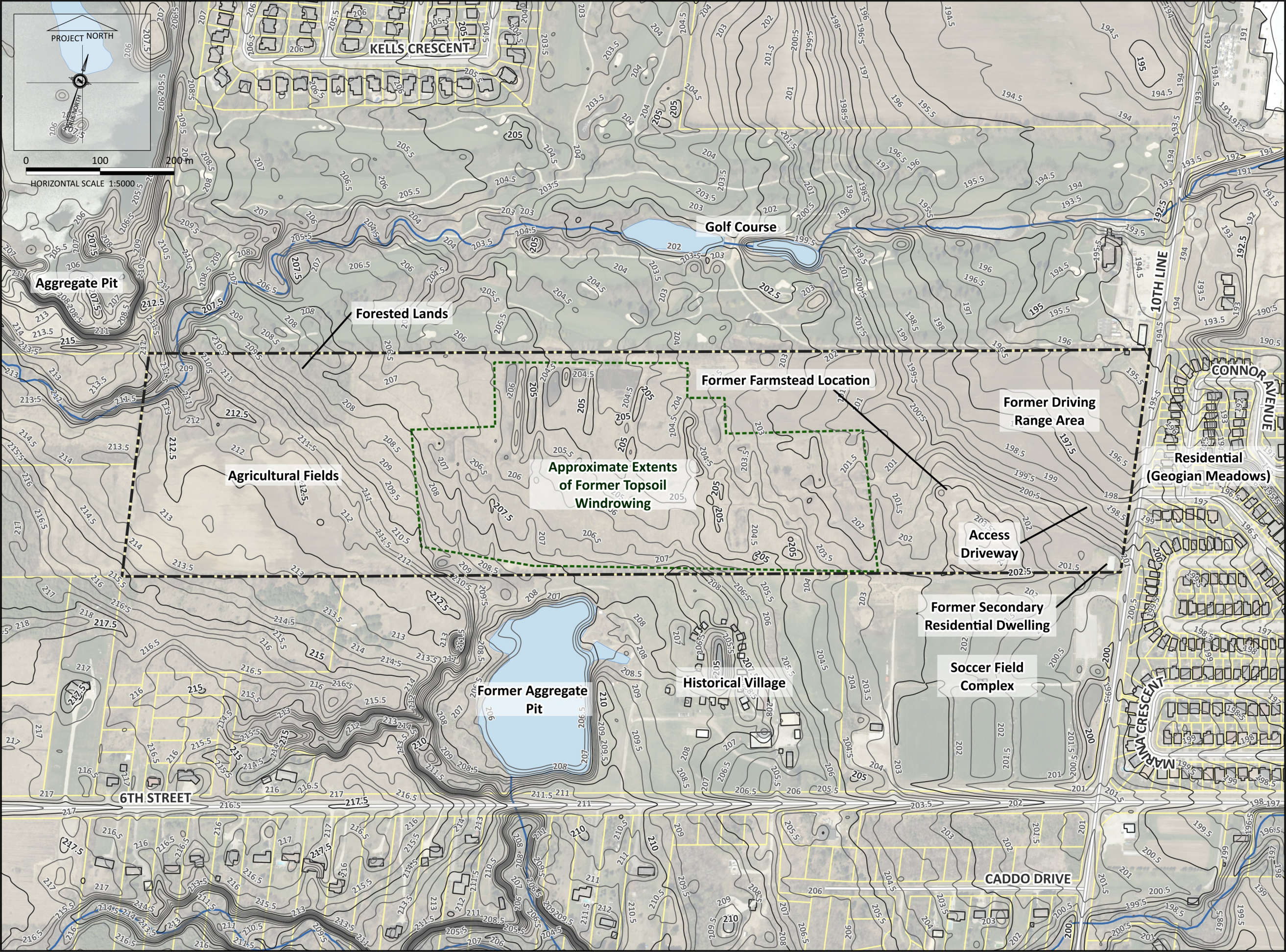
PHASE I ENVIRONMENTAL SITE ASSESSMENT

780 TENTH LINE, COLLINGWOOD, ON

DATE ISSUED:	MAY 2025
CREATED BY:	A.L.
PROJECT NO.:	25-172
BASE MAP:	MNRF

Figure No.

1



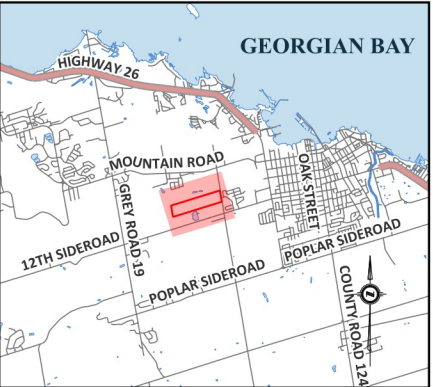
LEGEND

- Approximate Property Boundary
- Mapped Watercourse
- Approximate Extents of Former Topsoil Windrowing
- Road
- Contours (OMAFRA Lidar 2022)
- Major Contour - 2.5m Intervals
- Minor Contour - 0.5m Intervals

NOTES

- Watercourse, Waterbody, Wetland, Woodland and ANSI layers are derived from MNRFS GIS data, retrieved December 2022.
- The metric grid displayed on the map corresponds to NAD83 / UTM zone 17N (EPSG:26917).

LOCATION MAP SCALE 1:200000



ENVIRONMENTAL FEATURES

PHASE I ENVIRONMENTAL SITE ASSESSMENT
780 TENTH LINE, COLLINGWOOD, ON

DATE ISSUED:	MAY 2025	Figure No. 2
CREATED BY:	A.L.	
PROJECT NO.:	25-172	
BASE MAP:	MNRFS	



APPENDIX A

Curriculum Vitae



MICHAEL J. PEARSON

P.Eng., QP_{ESA}

Senior Environmental Engineer

PROFILE

2024 – Present Senior Environmental Engineer, Azimuth Environmental Consulting, Inc.
2022 – 2024 Portfolio Project Manager, Jacobs Engineering Group, Inc.
2013 – 2022 Engineer, GHD Limited (previously Conestoga-Rovers & Associates)
2009 – 2013 Baccalaureate of Environmental Engineering, University of Guelph.

EXPERIENCE

2024 - Present Azimuth Environmental Consulting, Inc.

- Discipline leadership for Phase I/II Environmental Site Assessments (ESAs) per CSA Standard due diligence requirements and Phase One/Two ESAs for Record of Site Condition (RSC) submissions (Ontario Regulation 153/04).
- Experience with a broad range of complex brownfield property acquisition/divestiture and redevelopment projects, including large scale intensive industrial properties, urban community-wide contaminant plumes, bulk fuel distribution centers, and litigation-related investigations.
- Excess soil management (O. Reg. 406/19), subject waste generation and disposal (O. Reg. 347), and contaminant discharge to the environment under Environmental Compliance Approval (ECA) implementation.

2022 - 2024 Jacobs Engineering Group, Inc.

- Project management responsibility for a portfolio of legacy hazardous waste landfills and contaminated lands owned by a large corporate client. Oversight included hazardous waste DNAPL landfills, leachate collection and treatment systems, bioremediation treatment cells, containment barriers, etc.
- Management responsibility included maintaining compliance obligations, responding to exceedance events, addressing public concerns, and executing MECP- mandated sampling programs.
- Key point of contact between senior technical experts, MECP officers, and clients in ECA-related reporting and representations.

2013 - 2022 GHD Limited (previously Conestoga-Rovers & Associates)

- Primary technical authorship of Phase One/Two ESAs, Sampling and Analysis Plans, and MECP comment response for filed RSCs, including:
 - RSC #227058: Former contractors' main yard and commercial printer in south Kitchener, including multiple petroleum ground water plumes, multiple aquifers and confining layers, large municipal storm sewer horizontal preferential pathway, and defunct hydraulic hoist vertical preferential pathway. Output supported Tier III RA.
 - RSC #228868: Former foundry and city hall in downtown Cambridge, including regional TCE plume requiring non-standard delineation, deep cased bedrock drilling, chloroform standard exemption due to municipal water release, ground water dynamics caused by municipal production well extraction, and shallow bedrock petroleum impacts to ground water. Output supported Tier III RA.



- RSC #226732: Former funeral home and multi-tenant commercial property in downtown Kitchener, including shallow perched PHC impacts from an on-Site UST and a community-scale deep ground water plume associated with an off-Site historical rubber manufacturing plant requiring non-standard delineation. Output supported Tier III RA.
- RSC #225539: Former mechanical trades educational facility in north Waterloo, including disperse low-level TCE plume of unknown origin. Output supported Tier II RA (MGRA).
- RSC #231780: Vacant property in Brantford, including a short turn-around remedial excavation of fill impacted with PHCs/PAHs to the applicable generic standards.
- Waterloo Region bulk fuel outlet, service station, and vehicle repair shop, including PHC and CVOC ground water plumes, off-Site migration, and ongoing soil-to-ground water contaminant mass flow. Output used to support Tier III Risk Assessment.
- Waterloo Region bulk fuel outlet (5 million litre storage capacity) and bulk petroleum product distributor (approx. 1 million litre storage capacity), including historically placed coal tar residuals, municipal incinerator ash disposal, and free petroleum product. Output to be used to support Tier III RA.
- Perth County former bulk fuel outlet and petroleum product distribution outlet, including multiple petroleum ground water plumes and historical releases to septic bed. Output used to support Tier III RA.
- Wellington Region former electrical transformer and vehicle component manufacturing facility, including a large shallow TCE plume and extraction/treatment system, fine grained standard defense, and deep bedrock delineation. Output used to support Tier III RA.
- Waterloo Region former furniture and vehicle manufacturing facility, including remedial excavation of VOCs and naturally occurring elevated metals in ground water. Output used to support Tier III RA
- Waterloo Region former firearm manufacturing facility and vehicle repair shops, including low-level chlorinated solvent ground water plume and shallow fill impacts. Output used to support MGRA.
- Additional O.Reg. 153/04 work includes third party review of RSC submissions on behalf of prospective property purchasers, including a former jet engine manufacturing facility (Hamilton Region) and a former record pressing facility (Toronto Region).
- Primary author on 100+ CSA due diligence Phase I/II ESAs. Sample projects include retail fuel stations, industrial warehouses, automotive parts manufacturing facilities, commercial portfolios, etc.
- Additional related technical experience includes technical support for expert witness testimony, industrial substantive compliance, remedial system operation, and niche due diligence investigations.

PROFESSIONAL AFFILIATIONS, CERTIFICATION & TRAINING

- Professional Engineers Ontario – Practicing Member #100573685



COLIN M. ROSS

B.Sc., P.Geo.

Partner/Senior Hydrogeologist

PROFILE

2014 - Present Partner, Azimuth Environmental Consulting, Inc.
2012 – 2014 Senior Hydrogeologist, Azimuth Environmental Consulting, Inc.
2003 – 2012 Hydrogeologist, Azimuth Environmental Consulting, Inc.
2002 – 2003 Environmental Technologist/Office Assistant, Dixon Hydrogeology Ltd.
1998 – 2002 B.Sc. Environmental Sciences (Earth & Atmospheric Science), University of Guelph.

EXPERIENCE

2003 - Present Azimuth Environmental Consulting, Inc.

Mr. Ross is a Partner with Azimuth Environmental Consulting, Inc., and Senior Hydrogeologist with extensive technical experience in physical hydrogeologic and contaminant migration disciplines. Colin's vast practical experience has been cultivated through his involvement in hundreds of hydrogeologic and contaminant investigations, with a comprehensive understanding of ground water dynamics in porous media and fractured rock systems. Colin has been involved in a wide variety of contaminated site projects relating to both environmental site assessments (ESAs) and contaminant characterization of landfill / waste disposal sites, including:

- Principal investigator on retainer to the Ministry of Environment, Conservation and Parks (MECP) for a monitored natural attenuation orphan-fund petroleum hydrocarbon-impacted site in Thunder Bay. This six-year program involved the completion of a detailed water level monitoring program to assess potential contaminant and free-phase product migration pathways within the underlying fractured bedrock, as well as the collection of ground water samples from both monitoring wells and adjacent private water supply wells to assess the monitored natural attenuation efficacy.
- Principal investigator for a Phase II ESA at a contaminated First Nation's airport facility in northern Ontario. The field scope included drilling of new monitoring wells and collection of soil and ground water quality samples to further delineate potential hydrocarbon impacts. The reporting involved an update to a previously-developed site conceptual model that was used to develop remedial strategies.
- Principal investigator for the MTO Claims Department verifying hydrogeological investigations involving both road salt impacts and highway construction damages. Colin has been involved in 50+ projects of this nature, which have included the development and implementation of mitigative measures where claims were substantiated. In some instances, this work has addressed litigative support in settling claims.
- Principal investigator for a contaminated municipal site in the City of Hamilton that continued prior intrusive investigations. The scope involved a field drilling program to delineate shallow soil contamination across the site, while the reporting was completed to



supplement previous subsurface investigations and provide recommendations for addressing the sub surface contamination present at the site.

- Corporate lead for monitoring, reporting and technical support for 33 landfill sites with 10 different municipalities on an annual basis. Work associated with this includes undertaking or overseeing field monitoring programs, annual reporting, Environmental Compliance Approval (ECA) amendments, expansion assessments, development of trigger mechanism plans, closure plans and design & operations plans, as well as annual capacity survey & assessments. Colin is also closely involved with a number of these municipalities with respect to operational guidance, as well as liaison with the public and MECP. These efforts have included work at the following sites:
 - Township of The Archipelago North Area Landfill Sites
 - Town of Parry Sound MacFarlane Landfill Site
 - City of Hamilton Beverly Landfill, Stoney Creek, 87 Acre Park, Glanbrook, Rennie, Ancaster and Edgewood Sites
 - Township of Seguin Landfill Site and Former Highway 141 Landfill Site
 - Township of Perth East South Easthope, Milverton, and Ellice Landfill Site
 - Town of Minden Hills – Six Landfill Sites
 - Township of McKellar Landfill Site
 - Township of Carling Killbear Landfill Site
 - Municipality of Whitestone – Two Landfill Sites
 - Township of Kearney Rain Lake Road Landfill Site
 - City of Kenora, Tri-Municipal and Jones Road Landfill Sites
 - City of Kawartha Lakes (15 closed and active landfill sites)
 - Ministry of Natural Resources, Fenwick, Montreal River and Havilland Landfill Sites.
 - Manager and principal investigator for numerous D-4 Guideline methane gas monitoring reports at development sites adjacent to various closed landfills within Simcoe County, City of Orillia, County of Grey, District Municipality of Muskoka, Township of Muskoka Lakes and Township of Lake of Bays.
- Supervisor for performance efficiency evaluations as well as compliance monitoring and reporting for all fifteen City of Kawartha Lakes operated landfill sites. The evaluations completed for these sites review the existing monitoring database to assess the appropriateness of the current monitoring program as well as annual compliance with applicable legislation, policies, and site-specific requirements. Recommendations are made for both monitoring program reductions, additions and design aspects of the site based the data reviewed and current state of landfill operations.
- Corporate lead for the District of Muskoka to evaluate the risk associated with a number of historic municipal landfill sites within the framework of the MECP D4 Guideline. Specifically, this work involved quantifying and delineating potential impacts derived from the former landfill sites through measurement of landfill gas and leachate as well as review of the historical information from each site. The result of this project was the reduction of the generic 500 m land use restriction boundaries established in the D4 Guideline to more appropriate and site-specific boundaries reflective of the contemporary state of each site.



- Completed work associated with a hydrogeologic investigation of an MTO owned patrol yard outside of Thunder Bay. The investigation included determination of off-site impacts (road salt impacted ground water) in relation to the Reasonable Use Concept. Work involved review of historical data and information, exploratory drilling with the installation of new monitoring wells and water quality sampling.
- Principal investigator for an assessment for the County of Grey that included reviews for a number of historic private and public landfill sites. These reviews were completed to both refine incorrect location ID's and determine the potential risk associated with each site-based criteria such as age, size, type of site such the land use restriction boundary mapping for the County's Official Plan could be revised to better reflect the actual location and risks associated with each of the landfill sites.

2002 – 2003 Environmental Technologist/Office Assistant, Dixon Hydrogeology

Duties included assisting Senior Hydrogeologists with different field work projects, drafting, and various other office activities.

- Conducted field work such as water sampling and pump testing for inspection of purge wells at:
 - Township of Collingwood Landfill Site
 - City of Barrie Sandy Hollow Landfill
 - York Region Keele Valley Landfill Site
 - Durham Region Brock West Landfill Site
- Conducted drafting using Auto CAD for the land use mapping of wellhead protection areas across Simcoe County.
- Located over 5000 wells using well records and CAD mapping as part of the Simcoe County Groundwater Studies.
- Conducted particle counting at various municipal wells as part of GUDI Studies.

PROFESSIONAL AFFILIATIONS, CERTIFICATION & TRAINING

- Class 4 and 5 Licensed Well Technician under the Ontario Water Resources Act for pump installations, monitoring, sampling, testing and non-powered construction of wells.
- Association of Professional Geoscientists of Ontario – Practicing Member #2055



APPENDIX B

Environmental Databases Search



DATABASE REPORT

Project Property:	<i>780 Tenth Line ESA 780 Tenth Line Collingwood ON L9Y 5H3</i>
Project No:	<i>25-172</i>
Report Type:	<i>Standard Report</i>
Order No:	<i>25050100073</i>
Requested by:	<i>Azimuth Environmental Consulting, Inc</i>
Date Completed:	<i>May 1, 2025</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property: 780 Tenth Line ESA
780 Tenth Line Collingwood ON L9Y 5H3

Project No: 25-172

Coordinates:

Latitude: 44.4911843
Longitude: -80.2576034
UTM Northing: 4,926,697.96
UTM Easting: 559,027.78
UTM Zone: 17T

Elevation: 672 FT
204.87 M

Order Information:

Order No: 25050100073
Date Requested: May 1, 2025
Requested by: Azimuth Environmental Consulting, Inc
Report Type: Standard Report

Historical/Products:

Aerial Photographs Aerials - National Collection
City Directory Search CD - Subject Site
ERIS Xplorer [ERIS Xplorer](#)

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	0	0
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	2	0	2
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	7	7
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	Fuel Oil Spills and Leaks	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPR2	National Pollutant Release Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory - Historic	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PFAS	Ontario PFAS Spills	Y	0	0	0
PFCH	NPRI Reporters - PFAS Substances	Y	0	0	0
PFHA	Potential PFAS Handlers from NPRI	Y	0	0	0
PINC	Pipeline Incidents	Y	0	0	0
PPHA	Potential PFAS Handlers from EASR	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	1	1
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	0	0
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
		Total:	2	8	10

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
<u>1</u>	EHS		780 and 788 Tenth Line Collingwood ON L9Y 3Y9	E/9.7	0.00	<u>14</u>
<u>2</u>	EHS		780 Tenth Line Collingwood ON L9Y3Y9	E/24.0	0.00	<u>14</u>

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<u>3</u>	PTTW	Blue Mountain Golf & Country Club	ON	NNW/105.8	-1.00	<u>14</u>
<u>4</u>	GEN	BLUE MOUNTAIN GOLF & COUNTRY CLUB	MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON L9V 3Z4	NNE/243.2	-3.08	<u>15</u>
<u>4</u>	GEN	BLUE MOUNTAIN GOLF & COUNTRY CLUB	MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON	NNE/243.2	-3.08	<u>15</u>
<u>4</u>	GEN	BLUE MOUNTAIN GOLF & COUNTRY CLUB	MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON	NNE/243.2	-3.08	<u>15</u>
<u>4</u>	GEN	BLUE MOUNTAIN GOLF & COUNTRY CLUB	MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON	NNE/243.2	-3.08	<u>16</u>
<u>4</u>	GEN	BLUE MOUNTAIN GOLF & COUNTRY CLUB	MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON L9V 3Z4	NNE/243.2	-3.08	<u>16</u>
<u>4</u>	GEN	BLUE MOUNTAIN GOLF & COUNTRY CLUB	MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON	NNE/243.2	-3.08	<u>17</u>
<u>4</u>	GEN	BLUE MOUNTAIN GOLF & COUNTRY CLUB	MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON L9Y 3Z4	NNE/243.2	-3.08	<u>17</u>

Executive Summary: Summary By Data Source

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 31, 2024 has found that there are 2 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	780 and 788 Tenth Line Collingwood ON L9Y 3Y9	E	9.66	<u>1</u>
	780 Tenth Line Collingwood ON L9Y3Y9	E	24.00	<u>2</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jun 30, 2024 has found that there are 7 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
BLUE MOUNTAIN GOLF & COUNTRY CLUB	MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON	NNE	243.16	<u>4</u>
BLUE MOUNTAIN GOLF & COUNTRY CLUB	MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON L9V 3Z4	NNE	243.16	<u>4</u>
BLUE MOUNTAIN GOLF & COUNTRY CLUB	MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON L9Y 3Z4	NNE	243.16	<u>4</u>
BLUE MOUNTAIN GOLF & COUNTRY CLUB	MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON	NNE	243.16	<u>4</u>
BLUE MOUNTAIN GOLF & COUNTRY CLUB	MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON	NNE	243.16	<u>4</u>
BLUE MOUNTAIN GOLF & COUNTRY CLUB	MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON L9V 3Z4	NNE	243.16	<u>4</u>

BLUE MOUNTAIN GOLF & COUNTRY CLUB	MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON	NNE	243.16	4
--------------------------------------	--	-----	--------	-------------------

PTTW - Permit to Take Water

A search of the PTTW database, dated 1994 - Feb 28, 2025 has found that there are 1 PTTW site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Blue Mountain Golf & Country Club	ON	NNW	105.75	3

80°15'30"W

44°29'30"N

44°29'30"N

Blue Mountain Golf & Country Club

4 m

3

1 2

90 45 0 90 m

1:3250

Map: 0.25 Kilometer Radius

Order Number: 25050100073

Address: 780 Tenth Line, Collingwood, ON

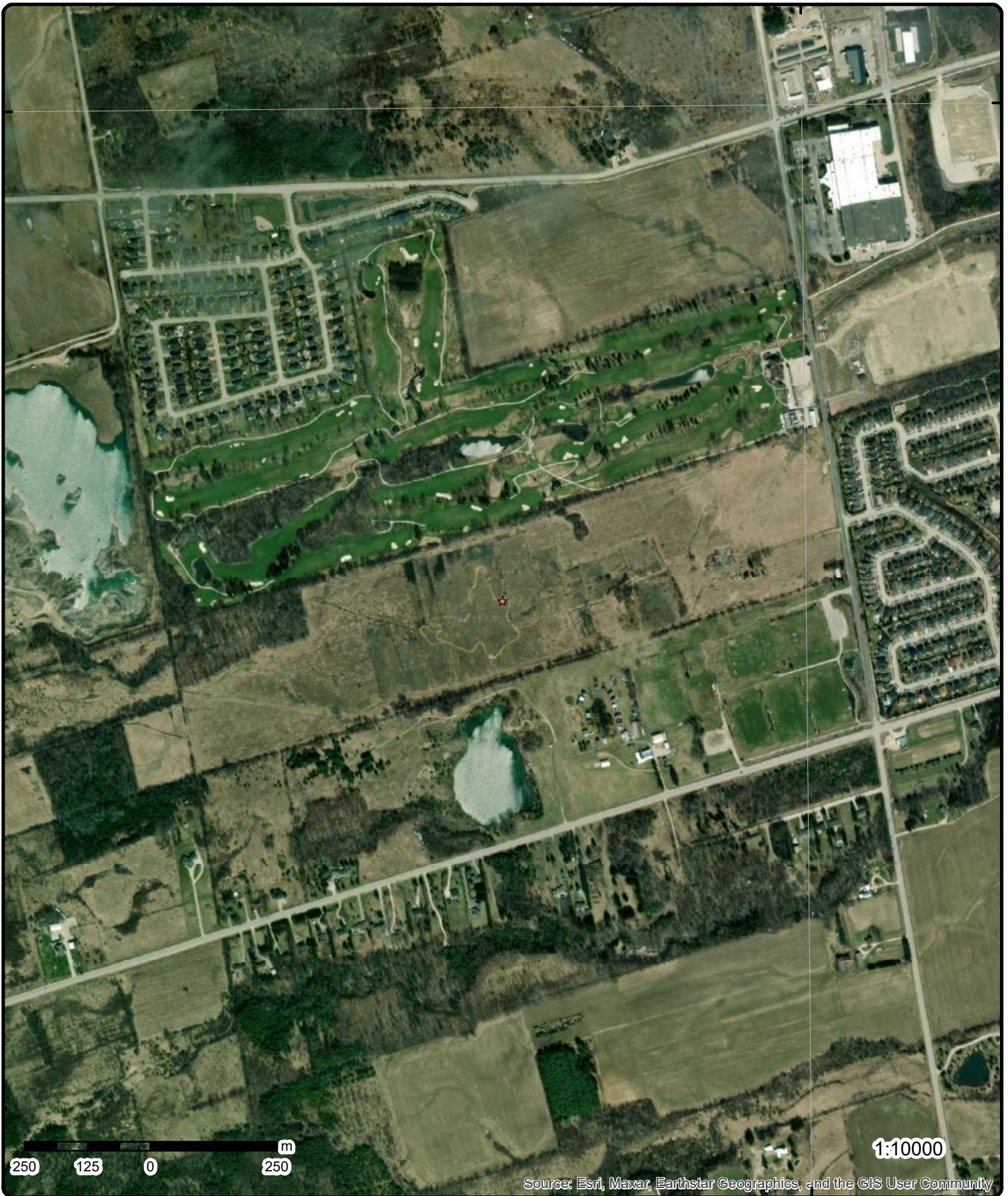


★ Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
△ Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
■ Eris Sites with Same Elevation	Local Road	Military Base	Park (National)
▽ Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
○ Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	

80°15'W

44°30'N

44°30'N



Aerial

Year: 2020

Order Number: 25050100073

Address: 780 Tenth Line, Collingwood, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership

80°16'30"W

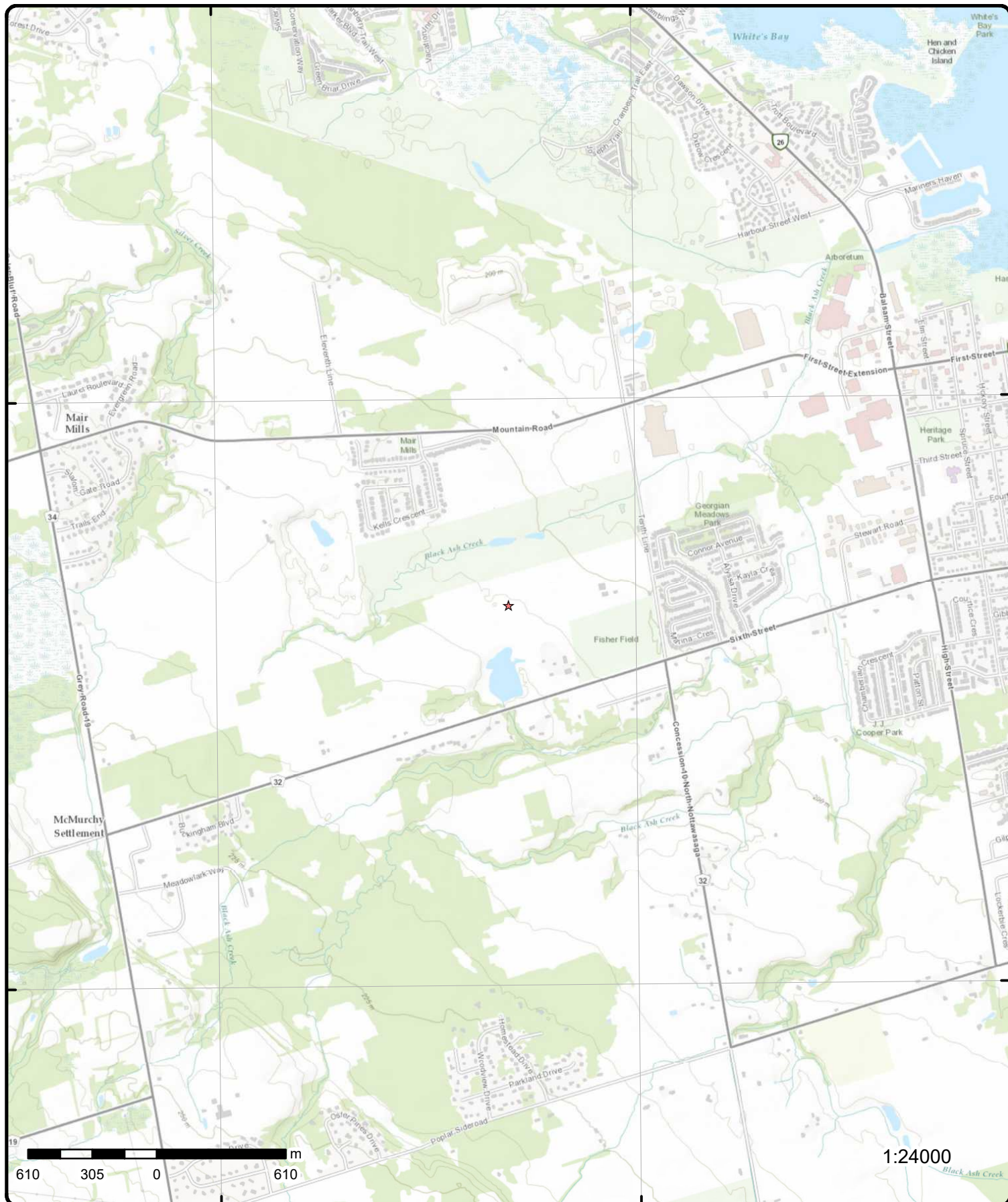
80°15'W

44°30'N

44°30'N

44°28'30"N

44°28'30"N



Topographic Map

Address: 780 Tenth Line, ON

Source: ESRI World Topographic Map

Order Number: 25050100073



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	E/9.7	204.9 / 0.00	780 and 788 Tenth Line Collingwood ON L9Y 3Y9	EHS
Order No: 21020400097 Status: C Report Type: RSC Report - Quote Report Date: 09-FEB-21 Date Received: 04-FEB-21 Previous Site Name: Lot/Building Size: Additional Info Ordered: Aerial Photos Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .3 X: -80.25748574 Y: 44.49116252					
2	1 of 1	E/24.0	204.9 / 0.00	780 Tenth Line Collingwood ON L9Y3Y9	EHS
Order No: 20140120043 Status: C Report Type: Custom Report Report Date: 29-JAN-14 Date Received: 20-JAN-14 Previous Site Name: Bay Ridge Inc. Lot/Building Size: 101 acres Additional Info Ordered: Aerial Photos Nearest Intersection: Municipality: County of Simcoe Client Prov/State: ON Search Radius (km): .25 X: -80.257312 Y: 44.491128					
3	1 of 1	NNW/105.8	203.9 / -1.00	Blue Mountain Golf & Country Club ON	PTTW
EBR Registry No: 010-4271 Ministry Ref No: 2385-7GZNU7 Notice Type: Instrument Decision Notice Stage: Notice Date: November 20, 2008 Proposal Date: July 29, 2008 Year: 2008 Instrument Type: (OWRA s. 34) - Permit to Take Water Off Instrument Name: Posted By: Company Name: Blue Mountain Golf & Country Club Site Address: Location Other: Proponent Name: Proponent Address: 706-10th Line, Collingwood Ontario, L9Y 3Z4 Comment Period: URL: Summary: Decision Posted: Exception Posted: Section: Act 1: Act 2: Site Location Map:					
Site Location Details: Irrigation Pond #12 Address: Lot: 44, Concession: 11, Town of Collingwood, County of Simcoe GeoReference: Zone: 17, UTM Easting: 559000, UTM Northing: 4926800 Georgian Bay/Lake Huron Address: Lot: 45, Concession: 9, Town of Collingwood, County of Simcoe GeoReference: Zone: 17, UTM Easting: 561030, UTM Northing: 4928400 COLLINGWOOD					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	1 of 7	NNE/243.2	201.8 / -3.08	BLUE MOUNTAIN GOLF & COUNTRY CLUB MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON L9V 3Z4	GEN
<u>Generator Info</u>					
Generator No:	ON2559200			Choice of Contact:	
Approval Years:	00,01,02,03,04,05,06,07,08			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	9651
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:	GOLF COURSES				
<u>Waste Detail(s)</u>					
Waste Class:	213				
Waste Class Name:	PETROLEUM DISTILLATES				
<u>Waste Detail(s)</u>					
Waste Class:	252				
Waste Class Name:	WASTE OILS & LUBRICANTS				
4	2 of 7	NNE/243.2	201.8 / -3.08	BLUE MOUNTAIN GOLF & COUNTRY CLUB MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON	GEN
<u>Generator Info</u>					
Generator No:	ON2559200			Choice of Contact:	
Approval Years:	2009			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	713910
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:	Golf Courses and Country Clubs				
<u>Waste Detail(s)</u>					
Waste Class:	252				
Waste Class Name:	WASTE OILS & LUBRICANTS				
<u>Waste Detail(s)</u>					
Waste Class:	213				
Waste Class Name:	PETROLEUM DISTILLATES				
4	3 of 7	NNE/243.2	201.8 / -3.08	BLUE MOUNTAIN GOLF & COUNTRY CLUB MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Generator Info</u>					
Generator No:	ON2559200			Choice of Contact:	
Approval Years:	2010			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	713910
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:	Golf Courses and Country Clubs				
<u>Waste Detail(s)</u>					
Waste Class:	252				
Waste Class Name:	WASTE OILS & LUBRICANTS				
<u>Waste Detail(s)</u>					
Waste Class:	213				
Waste Class Name:	PETROLEUM DISTILLATES				
4	4 of 7	NNE/243.2	201.8 / -3.08	BLUE MOUNTAIN GOLF & COUNTRY CLUB MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON	GEN
<u>Generator Info</u>					
Generator No:	ON2559200			Choice of Contact:	
Approval Years:	2011			Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	713910
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:	Golf Courses and Country Clubs				
<u>Waste Detail(s)</u>					
Waste Class:	252				
Waste Class Name:	WASTE OILS & LUBRICANTS				
<u>Waste Detail(s)</u>					
Waste Class:	213				
Waste Class Name:	PETROLEUM DISTILLATES				
4	5 of 7	NNE/243.2	201.8 / -3.08	BLUE MOUNTAIN GOLF & COUNTRY CLUB MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON L9V 3Z4	GEN
<u>Generator Info</u>					
Generator No:	ON2559200			Choice of Contact:	
Approval Years:	2012			Contaminated Fac:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: PO Box No: Country: Co Admin: Phone No Admin: SIC Description:					
		Golf Courses and Country Clubs		MHSW Facility: SIC Code: 713910	
<u>Waste Detail(s)</u>					
Waste Class:		213			
Waste Class Name:		PETROLEUM DISTILLATES			
<u>Waste Detail(s)</u>					
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
4	6 of 7	NNE/243.2	201.8 / -3.08	BLUE MOUNTAIN GOLF & COUNTRY CLUB MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON	GEN
<u>Generator Info</u>					
Generator No:		ON2559200		Choice of Contact:	
Approval Years:		2013		Contaminated Fac:	
Status:				MHSW Facility:	
PO Box No:				SIC Code:	713910
Country:					
Co Admin:					
Phone No Admin:					
SIC Description:		GOLF COURSES AND COUNTRY CLUBS			
<u>Waste Detail(s)</u>					
Waste Class:		213			
Waste Class Name:		PETROLEUM DISTILLATES			
<u>Waste Detail(s)</u>					
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
4	7 of 7	NNE/243.2	201.8 / -3.08	BLUE MOUNTAIN GOLF & COUNTRY CLUB MAINT SHOP 706 10 CONCESSION COLLINGWOOD ON L9Y 3Z4	GEN
<u>Generator Info</u>					
Generator No:		ON2559200		Choice of Contact:	CO_OFFICIAL
Approval Years:		2014		Contaminated Fac:	No
Status:				MHSW Facility:	No
PO Box No:				SIC Code:	713910
Country:		Canada			
Co Admin:					
Phone No Admin:					
SIC Description:		GOLF COURSES AND COUNTRY CLUBS			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
<u>Waste Detail(s)</u>					
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
 <u>Waste Detail(s)</u>					
Waste Class:		213			
Waste Class Name:		PETROLEUM DISTILLATES			

Unplottable Summary

Total: 1 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
PTTW	Blue Mountain Golf & Country Club	Lot 44, Concession 11 Lot 45, Concession 9 Town of Collingwood, County of Simcoe TOWN OF COLLINGWOOD	ON	

Unplottable Report

Site: *Blue Mountain Golf & Country Club*
Lot 44, Concession 11 Lot 45, Concession 9 Town of Collingwood, County of Simcoe TOWN OF COLLINGWOOD ON

Database:
PTTW

EBR Registry No:	013-3504	Decision Posted:	
Ministry Ref No:	6730-B36QZS	Exception Posted:	
Notice Type:	Instrument Decision	Section:	
Notice Stage:		Act 1:	
Notice Date:	October 11, 2018	Act 2:	
Proposal Date:	August 03, 2018	Site Location Map:	
Year:	2018		
Instrument Type:	Permit to Take Water - OWRA s. 34		
Off Instrument Name:			
Posted By:			
Company Name:	Blue Mountain Golf & Country Club(OWRA s. 34) - Permit to Take Water		
Site Address:			
Location Other:			
Proponent Name:	Blue Mountain Golf & Country Club		
Proponent Address:	 706 Tenth Line Collingwood Ontario Canada L9Y 3Z4		
Comment Period:			
URL:	http://www.ebr.gov.on.ca/ERS-WEB-External/displaynoticecontent.do?noticeId=MTM1ODEz&statusId=MjA3Njc0&language=en		

Summary:

Site Location Details:

Lot 44, Concession 11
Lot 45, Concession 9
Town of Collingwood, County of Simcoe
TOWN OF COLLINGWOOD

Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Abandoned Aggregate Inventory:

Provincial

[AAGR](#)

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

[AGR](#)

This database of licensed and permitted pits and quarries is maintained by the Ontario Ministry of Natural Resources and Forestry (MNRF), as regulated under the Aggregate Resources Act, R.S.O. 1990. Aggregate site data has been divided into active and inactive sites. Active sites may be further subdivided into partial surrenders. In partial surrenders, defined areas of a site are inactive while the rest of the site remains active.

Government Publication Date: Up to Nov 2024

Abandoned Mine Information System:

Provincial

[AMIS](#)

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Apr 2024

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial

[AST](#)

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private

[AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Apr 30, 2024

Borehole:

Provincial

[BORE](#)

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2022

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Chemical Manufacturers and Distributors:

Private CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Apr 30, 2024

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -Feb 2025

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Mar 2025

Certificates of Property Use:

Provincial CPU

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994 - Feb 28, 2025

Drill Hole Database:

Provincial

[DRL](#)

The Ontario Drill Hole Database (ODHD) is offered by the Province of Ontario's Ministry of Mines. The dataset contains information for over 164,000 percussion, overburden, sonic and diamond-drill holes. The presence of assay results with cutoff values for gold, silver, copper, zinc, lead, nickel and platinum group elements is noted. Drill hole data are compiled from assessment files that have been submitted to the ministry in accordance with the Ontario Mining Act (OMA). Source assessment file numbers are captured for cross reference with the Ontario Assessment File Database (OAFD). Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Aug 2024

Delisted Fuel Tanks:

Provincial

[DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Oct 2023

Environmental Activity and Sector Registry:

Provincial

[EASR](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval). Please see our ECA database.

Government Publication Date: Oct 2011-Mar 31, 2025

Environmental Registry:

Provincial

[EBR](#)

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994 - Feb 28, 2025

Environmental Compliance Approval:

Provincial

[ECA](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011-Mar 31, 2025

Environmental Effects Monitoring:

Federal

[EEM](#)

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

[EHS](#)

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Aug 31, 2024

Environmental Issues Inventory System:

Federal

[EIIS](#)

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report:

Provincial

EPAR

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment, Conservation and Parks (MECP). These reports provide information on environmental penalties for land or water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2024

List of Expired Fuels Safety Facilities:

Provincial

EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Federal Convictions:

Federal

FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Jan 2025

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal

FRST

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: Oct 31, 2021

Fuel Storage Tank:

Provincial

FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Fuel Storage Tank - Historic:

Provincial

FSTH

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. As of January 1, 2023, businesses and institutions subject to the amended Reg. 347: General – Waste Management are required to report their activities and pay fees through Resource Productivity & Recovery Authority (RPRA) online Hazardous Waste Program Registry (HWPR) rather than the Hazardous Waste Information Network (HWIN) system previously operated by the Ministry of the Environment, Conservation and Parks (MECP). Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Jun 30, 2024

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO₂ eq).

Government Publication Date: 2013-Apr 2024

TSSA Historic Incidents:

Provincial

HINC

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: 31 Oct, 2023

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Mar 31, 2022

Canadian Mine Locations:

Private

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Feb 2025

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

The Ministry of the Environment Conservation and Parks (MECP) provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act. MECP publicly releases the Environmental Compliance Report (ECR) on the Ontario Data Catalogue. In Ontario, all facilities with regulated wastewater discharges or air emissions under the Ontario Water Resources Act and the Environmental Protection Act must monitor and report any cases where approved operating limits have been exceeded.

Government Publication Date: Dec 31, 2023

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Nov 2023

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Dec 31, 2024

National Energy Board Wells:

Federal

NEBP

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

[NEES](#)

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003***National PCB Inventory:**

Federal

[NPCB](#)

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008***National Pollutant Release Inventory:**

Federal

[NPR2](#)

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of pollutant releases (to air, water and land), disposals, and transfers for recycling. The inventory, managed by Environment and Climate Change Canada, tracks over 300 substances. Under the authority of the Canadian Environmental Protection Act (CEPA), owners or operators of facilities that meet published reporting requirements are required to report to the NPRI.

Government Publication Date: Feb 2024**National Pollutant Release Inventory - Historic:**

Federal

[NPRI](#)

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances. This data holds historic records; current records are found in NPR2.

Government Publication Date: 1993-May 2017**Oil and Gas Wells:**

Private

[OGWE](#)

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-May 31, 2024**Ontario Oil and Gas Wells:**

Provincial

[OOGW](#)

In 1998, the Ministry of Natural Resources (MNR) handed over to the Ontario Oil, Gas and Salt Resources (OGSR) Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database includes well owner/operator, location, permit issue date, and well cap date, license number, status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provided for each well record.

Government Publication Date: 1800-Aug 2024**Inventory of PCB Storage Sites:**

Provincial

[OPCB](#)

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013**Orders:**

Provincial

[ORD](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994 - Feb 28, 2025

Canadian Pulp and Paper:

Private

PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks:

Federal

PCFT

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

Government Publication Date: Oct 2011-Mar 31, 2025

Ontario PFAS Spills:

Provincial

PFAS

This specific list of spills includes those incidents where one or more of the listed contaminants are identified in the PFAS Structure List and/or PFAS Chemicals Without Explicit Structure List made available by the United States Environmental Protection Agency (US EPA), is originally sourced from the Ministry of the Environment, Conservation and Parks spills related data. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Jun 2024; Aug 2024; Oct-Nov 2024

NPRI Reporters - PFAS Substances:

Federal

PFCH

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per - and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This listing of PFAS substance reporters includes those NPRI facilities that reported substances that are found in either: a) the Comprehensive Global Database of PFASs compiled by the Organisation for Economic Co-operation and Development (OECD), b) the US Environmental Protection Agency (US EPA) Master List of PFAS Substances, c) the US EPA list of PFAS chemicals without explicit structures, or d) the US EPA list of PFAS structures (encompassing the largest set of structures having sufficient levels of fluorination to potentially impart PFAS-type properties).

Government Publication Date: Feb 2024

Potential PFAS Handlers from NPRI:

Federal

PFHA

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per - and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This list of potential PFAS handlers includes those NPRI facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used, or released by the facility - these are facilities that potentially handle PFAS based on their industrial profile.

Government Publication Date: Feb 2024

Pipeline Incidents:

Provincial

PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing is an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2021

Potential PFAS Handlers from EASR:

Provincial

PPHA

The Ontario Environmental Activity and Sector Registry (EASR), described in Ontario Regulation 245/11, allows businesses with less complex operations - and hence not requiring an Environmental Compliance Approval - to register their activities with the Ontario Ministry of the Environment, Conservation and Parks (MECP). This list of potential PFAS handlers includes those EASR facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used.

Government Publication Date: Jun 30, 2024

Private and Retail Fuel Storage Tanks:

Provincial

PRT

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

PTTW

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994 - Feb 28, 2025

Ontario Regulation 347 Waste Receivers Summary:

Provincial

REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-1990, 1992-2021

Record of Site Condition:

Provincial

RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up. RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09). The Government of Ontario states that it is not responsible for the accuracy of the information in this Registry.

Government Publication Date: 1997-Sept 2001, Oct 2004-Mar 2025

Retail Fuel Storage Tanks:

Private

RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Apr 30, 2024

Scott's Manufacturing Directory:

Private

SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial

SPL

List of spills and incidents made available by the Ministry of the Environment, Conservation and Parks. This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Jun 2024; Aug-Jan 2025

Wastewater Discharger Registration Database:

Provincial

SRDS

Facilities that report either municipal treated wastewater effluent or industrial wastewater discharges under the Effluent Monitoring and Effluent Limits (EMEL) and Municipal/Industrial Strategy for Abatement Regulations. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment keeps record of direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation, Mining, Petroleum Refining, Organic Chemicals, Inorganic Chemicals, Pulp & Paper, Metal Casting, Iron & Steel, and Quarries.

Government Publication Date: 1990-Dec 31, 2021

Anderson's Storage Tanks:

Private

TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970 - Apr 2024

Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory:

Provincial

WDS

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERI's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 2011 - Mar 31, 2025

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERI's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Dec 31 2023

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



APPENDIX C

Previous Environmental Reports



Phase I Environmental Site Assessment

780 & 788 Tenth Line

Collingwood, Ontario

Prepared for:
Linksview Development Corporation

Prepared by:
Azimuth Environmental
Consulting, Inc.

September 2014

AEC 14-300



Environmental Assessments & Approvals

September 23, 2014

AEC 14-300

Linksview Development Corporation
c/o Landex Capital Corporation
Harbour Edge Centre
40 Huron Street, Suite 300
Collingwood, Ontario
L9Y 4R3

Attention: Mr. Ken Hale,
Manager, Land Development and Acquisitions

Re: **Phase I Environmental Site Assessment Critique
780 & 788 Tenth Line, Collingwood, Ontario**

Dear Mr. Hale:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to present the results of our critique of the Phase I Environmental Site Assessment (ESA) which was conducted in August and September of 2014 at the properties located at 780 and 788 Tenth Line in Collingwood, Ontario ("Phase I Property").

The original Phase I ESA was conducted for the Phase I Property by Peto MacCallum Ltd ("PML") in March of 2014. The purpose of this critique of the Phase I ESA is critically assess the findings of the Phase I Property based on the background information collected within the PML (2014) report. Based on this assessment and our supplemental field inspection of the Phase I Property; it is our interpretation that the potential concerns raised during the original Phase I ESA now have been sufficiently studied and determined to be inconsequential to this assessment. In our opinion, no further evaluation of the Phase I Property is required.



We trust this report is sufficient for your current requirements, and would like to thank you for the opportunity to work with you on this project. Please do not hesitate to contact us if you have any questions.

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Jennifer Thompson, M.A.Sc.
Hydrogeologist

David Ketcheson, M.A.Sc., P.Eng.
Senior Environmental Engineer

Attach:

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1.0 EXECUTIVE SUMMARY

Azimuth Environmental Consulting, Inc. (Azimuth) conducted a Phase I Environmental Site Assessment (ESA) at 780 and 788 Tenth Line in Collingwood Ontario (the “Phase I Property”). The Phase I Property is a rectangle property approximately 40.7 hectare (ha) in size. The property is located approximately 300 meters (m) north of the Sixth Street intersection (Figures 1 & 2).

The Phase I Property is located within the Black Ash Creek catchment area, which is a part of the Georgian Bay watershed. The geology of the Phase I Property reportedly consists of sandy silt and till overburden overlying limestone and dolostone of the Simcoe Group. Site elevation ranged from 200 to 215 meters above sea level (masl) and slopes north east toward Georgian Bay.

The Phase I Property was purchased from the Crown in 1836 by William Clenderin for agricultural use. Other than the name of ownership, the Phase I Property did not change significantly until the 1950s, at which point the two barns and two residences were built. The Collingwood horse show began in 1986 and occurred for two weeks every year at both the Phase I Property and adjoining Fisher Field until 2007. According to the Peto (2014) report, the Phase I Property was vacant with no residents living on site between June of 1993 and May of 1998. Sometime between 1995 and 2004 the berms were created on Phase I Property. It is expected that this is the same time that the hydro and irrigation hook ups were installed for use. The barns and adjacent residence were demolished in 2010.

Potentially contaminating activities (PCAs) identified for the Phase I Property include petroleum hydrocarbon (PHC) storage (gasoline) used in farming equipment as needed. In addition, there was a surficial soil stain found beneath one of the tractors stored next to the barn foundation. This stain was confined to the top 10 cm of surficial material and is not expected to be a significant environmental concern. A second PCA identified for the Phase I Property is the importation of fill of unknown quality from the adjacent Georgian Meadows subdivision and stockpiled into berm features. The Georgian Meadows property was previously evaluated and found to be absent of contaminants (ref). Some of this fill material is also topsoil that has been scraped from the Phase I Property. There does not appear to be any surficial staining or discoloration in the area of fill stockpiling, so this should not represent a significant environmental concern given the knowledge about the source(s) of these materials. At the time of site reconnaissance visit, there were numerous waste piles including paint cans, wood, cement, household garbage, scrap metal, and the roof of a silo present. This debris material should be removed from the



Phase I Property and disposed of at a relevant waste facility. One final PCA identified for the Phase I ESA is the use and storage of pesticide. Since the Phase I Property has been used for agricultural applications since 1836, the application and storage of pesticides may have occurred. In addition, pesticides are used to maintain the putting green within the driving range operated by the Blue Mountain Golf Club. Although pesticides are listed as a PCA, there has been no evidence of any pesticide manufacturing or spills throughout the current investigation and are therefore not expected to represent a significant environmental concern.

A review of the land uses in the Phase I Study Area has also been conducted. The Phase I Study Area map shows that the land to the north (706 Tenth Line) is the current location of the Blue Mountain Golf and Country Club. The parcel to the north east (200 Mountain Road) is currently undeveloped forest land. The parcel to the north west of the Phase I Property (PIN No.: 582540206) is currently in use for aggregate extraction. Land to the west and south west (492 Mountain Road, 1045 and 1133 6th Street, PIN No.: 58254019) is composed of rural residential and/or agricultural. The Bygone Days Heritage Museum is located immediately adjacent to the Phase I Property to the south at 879 6th Street. Another parcel south of the Phase I Property is currently in use as Fisher Field, a community sports park (51 6th Line). Land to the east is composed of the Georgian Meadows residential subdivision. Two PCAs were identified for the Phase I Study Area within the Blue Mountain Golf and Country Club. This facility generates petroleum distillates, waste oils, and lubricants from equipment and cart maintenance. This activity likely occurs at the maintenance shed, which is within 5 m of the Phase I Property boundary. In addition, the golf course stores and applies pesticides to maintain course appearance. Although there is potential for these activities to contaminate the Phase I Property, there is no evidence of past spills or subsurface staining adjacent to the Phase I Property boundary to cause significant environmental concern.

Based on the information collected as part of the Phase I ESA, it is our opinion that no further site work is warranted at this location.

2.0 INTRODUCTION

2.1 Phase I Property Information

The Phase I Property is composed of 780 and 788 Tenth Line in the Town of Collingwood, Ontario. The legal description of the Phase I Property is: North half of Lot 43, Concession 11, Nottawasaga, Collingwood. The property identification number is 582540032.



The Phase I Property encompasses a land area of approximately 40.7 hectares (ha) (~100 acres) and is oriented in a rectangle shape (Figure 2). The property is located on the west side of Tenth Line and is approximately 300 m north of the Sixth Street intersection (Figure 1).

The Phase I Property currently contains an abandoned residence building at the south east corner of the property adjacent to Tenth Line. This parcel was originally identified as 788 Tenth Line, while the remaining area within the Phase I Property was identified as 780 Tenth Line. The foundations of two demolished barn structures are also located on the eastern side of the Phase I Property along a gravel access path. The north east corner is currently rented out to the adjacent golf course for use as a driving range. The remaining property is composed of agricultural or naturalized land.

2.2 Contact Information

The current legal owner of the Phase I Property is Linksview Development Corporation, represented by Ken Hale, Manager, Land Development and Acquisitions at Landex Capital Corporation. Contact for Mr. Hale is provided in Appendix B.

3.0 SCOPE OF INVESTIGATION

This site evaluation follows traditional studies where information regarding the Phase I Property is collected and evaluated. Canadian Standards Association (CSA) Z768-01 Phase I ESA stipulated the minimum requirements necessary for such a study. The four principal components of a Phase I ESA are:

- A record review;
- An interview process;
- A site reconnaissance visit; and
- Evaluation of information and reporting.

The “Phase I Study Area” includes all properties located wholly or partially within 250 m of the nearest point on the boundary of the Phase I Property (Figure 2). Our evaluation did not identify properties, (in whole or in part) that were situated beyond 250 m of the Phase I Property boundary which might warrant consideration.

4.0 RECORDS REVIEW

The purpose of the review of historical records is to obtain information on the current and past uses of the Phase I Property and Phase I Study Area and identify activities at or in the vicinity of the Phase I Property that could create a potential environmental concern.



As noted in Section 4.1.2, a Phase I ESA was completed in March 2014 by Peto MacCallum Ltd. for the Phase I Property (Appendix C). The records review process will therefore rely heavily on this report as it was completed under the supervision of a Qualified Person (QP) as defined in Ontario Regulation 153/04, (O.Reg. 153/04) as amended and is assumed to be accurate and complete; however all information was still reviewed prior to inclusion in the current report.

4.1 General

4.1.1 Phase I Study Area Determination

The Phase I Property is located at 780 and 788 Tenth Line, Collingwood, Ontario. The current layout of the Phase I Property is shown on Figure 2. The "Phase I Study Area" includes the Phase I Property and all other properties located wholly or in part within 250 m of the nearest point of the boundary of the Phase I Property (Figure 2).

The Phase I Study Area map shows that the land to the north (706 Tenth Line) is the current location of the Blue Mountain Golf and Country Club. The parcel to the north east (200 Mountain Road) is currently undeveloped forest land. The parcel to the north west of the Phase I Property (PIN No.: 582540206) is currently in use for aggregate extraction. Land to the west and south west (492 Mountain Road, 1045 and 1133 6th Street, PIN No.: 58254019) is composed of rural residential and/or agricultural. The Bygone Days Heritage Museum is located immediately adjacent to the Phase I Property to the south at 879 6th Street. Another parcel south of the Phase I Property is currently in use as Fisher Field, a community sports park (51 6th Line). Land to the east is composed of a residential subdivision.

4.1.2 Environmental Report Summary

In 2014 a Phase I ESA was completed by Peto MacCallum Ltd. (PML) for the Phase I Property. This work was completed in accordance with O.Reg. 153/04 for the purpose of obtaining a record of site condition (RSC).

The PML (2014a) Phase I ESA report reviewed the following information sources as part of the background records review for the Phase I Study Area. Relevant findings are indicated below each information source in italics:

- Catalogue of Canadian Fire Insurance Plans;



No fire insurance plan was found to cover the Phase I Study Area. Given the rural nature of the Phase I Property, this absence in documentation was anticipated. Fire insurance mapping was concentrated on urban centres.

- Chain of Title from the Simcoe Land Registry Office;

A chain of title for the Phase I Property was determined to date back to 1836 when it was purchased from the Crown. The complete chain of title can be found in Appendix C and is summarized in Table 2 of the PML (2014a) report.

- Street Directory for the Town of Collingwood for 1857, 1864, 1866, 1869, 1873, 1875, 1882, 1884, 1910, 1912, 1914, 1923, and 1935;

As anticipated, the Phase I Property was not listed in any of the above directories.

- Terraprobe (2004) geotechnical report;

According to the PML (2014a) report a geotechnical investigation was completed by Terraprobe Consulting Geotechnical & Environmental Engineering (Terraprobe) in 2004. This investigation advanced twenty (20) boreholes to a depth of 5 m across the Phase I Property. The results reportedly indicated a subsurface of topsoil over native sand, silty sand, and silty sand till deposits.

- Ontario Ministry of the Environment (MOE) Freedom of Information request;

The FOI response dated January 24th noted that no records were found relating to 780 Tenth Line, Collingwood.

- MOE Brownfields Environmental Site Registry;

No RSCs were found within the Phase I Study Area. This is not unexpected given the rural nature of the surrounding lands.

- Town of Collingwood Official City Plan;

According to the Town of Collingwood, the Phase I Property is zoned as REC-6, Recreation. The north west corner is zoned as EP, Environmental Protection. The Phase I Study Area is not serviced (sewer and water) by the Town of



Collingwood and therefore there are no utility trenches that could act as preferential contaminant pathways.

- Nottawasaga Valley Conservation Authority (NVCA) website;

The NVCA website indicated that the west portion of the Phase I Property is a regulated area due to the watercourse running through the site. The Phase I Property is part of a Significant Groundwater Recharge Area in addition to a Highly Vulnerable Aquifer.

- Technical Standards and Safety Authority (TSSA) Fuel Safety Division inquiry;

No TSSA records were found for the Phase I Property. While this is not necessarily conclusive information, it remains important since there was concern about the potential for abandoned underground storage tanks to be present on the Phase I Property.

- EcoLog ERIS report dated January 27, 2014;

The EcoLog ERIS search of the environmental databases identified two (2) records on the Phase I Property for water wells. The first record corresponds to a 11.5 m well constructed on October 21, 1971 in the vicinity of the former barns. The second well record corresponded to a 17 m well constructed on May 23, 1960 near the abandoned residence. The EcoLog ERIS identified ten (10) records for the Phase I Study Area: five (5) Ontario Regulation 347 Waste Generator records, three (3) Permit To Take Water (PTTW) records, one (1) pesticide register record, and one (1) TSSA pipeline incident record. The entire EcoLog ERIS report can be found in Appendix C. Records from the Phase I Study Area related to the current evaluation are discussed in Section 7.2.2.

- Aerial photographs for 1969, 1976, 1981, 1987, 1995, and 2012 in addition to a 1881 historical atlas, 1993 topographic map, and 2004 Ontario Base Map; and

The historical aerial photography indicates that the Phase I Property has been in use for a rural residence and agricultural production since at least the 1950s. On-line historical aerial photography was reviewed and showed that the agricultural setting illustrated in the PML report was essentially unchanged in the 1954 aerial photography. In the 1969 aerial photography, the current structures were present at this time, in addition to a second residence and two



barn structures located approximately 150 m west of Tenth Line. Adjacent land use appears to also be used for residential and agricultural purposes with the Blue Mountain Golf and Country Club present by 1987. The additional residence and barn structures on the Phase I Property were demolished by 2012. The on-site berms are also present in the 2012 aerial image.

- Various geologic maps illustrating Physiography, Palaeozoic and Quaternary geology, and bedrock topography from the Ontario Geological Survey.

At the Phase I Property, the underlying bedrock is reportedly limestone with minor dolostone components of the Simcoe Group of the Lindsey Formation. The drift thickness is approximately 15 m thick. The Phase I Property contains surface elevations ranging between 200 to 215 meters above sea level (masl) and slopes to the north east. Regional ground water flow is expected to be north toward Nottawasaga Bay. A tributary of Black Ash Creek runs through the north west corner of the Phase I Property and flows toward Nottawasaga Bay.

The above records review completed within the PML (2014a) Phase I ESA was reviewed and determined to be sufficient in detail and scope to rely upon for the current Phase I ESA.

Two additional reports were provided to Azimuth as part of this Phase I ESA: a Geotechnical Investigation completed by Peto MacCallum Ltd in August of 2014 (PML 2014b), and a memo dated September 18th, 2014 from Crozier & Associates summarizing a test pit program which occurred in September of 2014 (Crozier, 2014). According to the PML (2014b) report, the underlying sediment is composed of a thin layer of topsoil (0.5 to 2 cm thick) overlying a silty sand to silt layer until to depths of between 5.5 and 6.5 mbgs. In most boreholes a dense till layer was found beneath the sandy silt/silt layer until borehole completion which was a maximum of 6.6 mbgs. Ground water elevations were measured to be between 1.1 to 1.9 mbgs during February and March and between 0.2 to 0.8 mbgs in April 2014. These water levels then dropped every month until they were measured to be between 1.8 to 3.8 mbgs in August. The PML (2014b) report mentions that since water levels were within 0.5 m of the ground surface this is indicative of artesian ground water conditions. To investigate this statement, the Crozier (2014) report conducted a test pit program in September of 2014. The program concluded that a confining layer is present in two out of the three test pits surveyed, which were advanced in the central part of the Phase I Property adjacent to the north property boundary.



A previous geotechnical report issued by Terraprobe in 2004 was mentioned in the PML (2014a) report; however it was not available for review for the current Phase I ESA.

5.0 INTERVIEWS

An interview was conducted on September 16, 2014 with Mr. Ken Hale who has been involved with the Phase I Property since approximately January of 2014. Information was also obtained from the interview component of the PML (2014) Phase I ESA. Mr. Ken Hale confirmed in September 2014 that the information included in the PML (2014) report is still correct and can be relied upon for the current investigation. The complete record of information obtained through the site interview process can be found in Appendix D. The following points summarize the key information derived from these discussions (in no particular order of importance):

- The site currently contains one abandoned residence at the south east corner of the Phase I Property. This residence was reportedly constructed in the 1950s and has been abandoned for at least ten years. Two barn structures and an additional residence were also constructed on the Phase I Property in the 1950s; however they were demolished in 2010. The barn foundations and some building material are still present at the Phase I Property;
- The north east corner of the Phase I Property has been leased to the Blue Mountain Golf and Country Club for use as their driving range;
- There is currently one tenant at the Phase I Property: Geoffrey Timpson, a tenant farmer who maintains three agricultural plots across the Site. Mr. Timpson has occupied this role since June of 2014. There are no other current tenants;
- The Phase I Property was originally used for agricultural purposes and was owned by the Van Der Vechte family. The Van Der Vechte family then sold the Phase I Property to Bayridge Inc. in 1998 which then sold it to Landex in 2004;
- The property was rented out to the Collingwood Horse Show for a few weeks every year by the previous property owners. This land use was the reason why the Phase I Property contains numerous berm structures and hydro hook ups. There is a small irrigation system in place to provide horses with water;
- There are currently 6 monitoring wells at the Phase I Property. These wells are currently used to monitor long term trends in the water table elevation;
- The existing residence contains one dug well on the Phase I Property. No information is known on the depth or construction date of this well. The presence or location of any additional wells on the Phase I Property is not known. There is a municipal well on the Fisher Field property to the south of the Phase I Property within the Phase I Study Area.



According to the South Georgian Bay Lake Simcoe Assessment Report (SGBLS 2014), there are no municipal supply wells within the Town of Collingwood. The Fisher Field Well use is not known at this time, but suspected to have been for the recreational use of the fields.

- One hydro line previously came into the Phase I Property from Tenth Line for the residence and barn structures along the gravel access path. This hydro line continues west toward the berm features and was connected to numerous hook ups for use in the annual horse show. This line has since been disconnected;
- There is no information available on private sewage or heating equipment used at the Phase I Property. No evidence of ASTs/USTs were found within the former residential dwelling and barn area prior to demolition. The location of former septic systems, wells, or potential AST/USTs inferred in the PML (2014) report on the Phase I Property is not known;
- A designated substance survey has not been completed for the existing or former buildings on the Phase I Property;
- Soils were brought into the site to create multiple berms features around the Phase I Property. Some of this material is topsoil scraped off of the Phase I Property and some is topsoil from the Georgian Meadows Subdivision, a Landex property located immediately east of the Phase I Property within the Phase I Study Area. No quantity or quality data is available for these materials. According to Mr. Hale, an ESA evaluation was conducted on this property prior to its development which did not show any evidence of contamination.

No other supplementary information was provided, and no other individuals as knowledgeable about the Phase I Property were identified throughout the course of this investigation. It is important to note that the source(s) of the mounded earth present at the Phase I Property can be traced to their origins and were not associated with indiscriminate dumping of wastes or imported from some distance "brownfield" location / operation.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

A site reconnaissance visit was conducted on September 10th, 2014 between the hours of 1:00 pm and 3:00 pm by Ms. Jennifer Thompson of Azimuth. This site reconnaissance included a visual inspection of the interior and exterior of all the structures and the



ground surface of the Phase I Property. Weather during the site investigation was overcast, and the temperature was approximately 15°C.

Photographs taken during the Phase I Property investigation are attached and include various views of the property (Appendix E). The complete record of information obtained through the site reconnaissance process can be found in Appendix D. The following section is therefore a summary of information relating to potential areas of environmental concern.

6.2 Specific Observations at Phase I Property

6.2.1 General Observations and Site Layout

The Phase I Property consists of a rectangle shaped property which is accessible from two driveways off of Tenth Line. The Phase I Property contains an abandoned residence building at the south east corner of the property adjacent to Tenth Line. The foundations of two demolished barn structures are also located on the eastern side of the Phase I Property along a gravel access path. There are also numerous piles of wood, concrete, and garbage piled adjacent to the barn foundations. The north east corner is currently a leased driving range area. The remaining Phase I Property is composed of agricultural or naturalized land and contains numerous berm features throughout the naturalized area.

6.2.2 Site Infrastructure

The permanent structure currently located at the Phase I Property is an abandoned residence on the south east corner (Photograph 10). The abandoned residence is a one storey structure which is rectangle in shape and approximately 19 m long and 9 m wide. The residence contains a basement, kitchen washrooms, living room, and bedrooms. The foundation is poured cement with brick walls. Baseboard heaters were noted along the interior walls. No evidence of any ASTs/USTs was found during the site visit. Although the residence is abandoned, it contained miscellaneous household garbage and construction material (wood, cement, etc.). This residence is accessed by an overgrown driveway from Tenth Line. It is currently boarded up and locked. A wooden shed measuring ~ 4 m by 6 m is present in the backyard; however it was locked during the site reconnaissance.

The Phase I Property also contains remnants of two barn structures at the end of a second gravel driveway off of Tenth Line. Within this localized area of the Phase I Property two cement foundations remain in addition to numerous piles of wood, cement, household garbage, scrap metal, a small quantity of 4 L old / empty paint cans, and the roof of a silo (Photographs 6, 8, and 9). It appears that the barns were semi demolished and that some



of the building materials have been left on the Phase I Property in this general area of the lands. Some illegal dumping has also occurred, as household garbage piles are present; but this was seen to be inconsequential.

6.2.3 Site Servicing

Tenth Line is not currently municipally serviced. The EcoLog Report (Section 4.0) identified two well records on the Phase I Property. The first record corresponds to an 11.5 m deep bored well constructed on October 21, 1971. This well was found during the site reconnaissance adjacent to the abandoned residence and appears to be a dug well construction (Photograph 11). The second well record corresponded to a 17 m deep drilled well constructed on May 23, 1960. This well was not identified during the site reconnaissance. The EcoLog Report listed this well as abandoned, so it is likely that this well ran dry and was decommissioned. It is assumed that each well is connected to its designated use (house, barn, etc.) through underground water lines, however their precise location have not be identified as part of this ESA.

No information was available on the location of any current or former septic holding tanks or tile beds, and no evidence was encountered during the site reconnaissance to suggest their use or location. The abandoned residence currently contains base board heaters, and no evidence of ASTs/USTs were found to indicate the presence of furnace heating oil. According to the interview (Section 5.0) no ASTs/USTs were found within the former residential dwelling and barn area prior to demolition.

Electricity was supplied to the Phase I Property through overhead wires from Tenth Line for the residence and barn structures along the gravel access path. This hydro line continues west toward the berm features and was connected to numerous hydro hook ups for use during the annual horse show. This line has since been disconnected at the property boundary.

No storm water collection exists for the Phase I Property. Surface runoff is expected to follow the local topography, going from the south west to the north east toward Black Ash Creek and eventually Georgian Bay.

6.2.4 Designated Substance Survey of the Phase I Property

A designated substance survey (DSS) was not completed for the Phase I ESA Property. Designated substances include acrylonitrile, asbestos, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, lead, mercury, silica, and vinyl chloride. Though not a designated substance, polychlorinated biphenyls (PCBs) are often included in this list.



According to information obtained through the interview (Section 5.0) a DSS survey has not been completed for the Phase I Property. Based upon the age of the residence, (1950s) there is a possibility that DSS material is present within the structure materials. Mercury used in thermostats and florescent lighting may also be present within the building. Historic linoleum flooring as is present in the house could contain asbestos fibre and lead-based paints from the 1950s are likely present on the interior walls of the residence. These issues can be easily addressed when the residence is demolished.

6.2.5 Exterior Activities and Observations

Three areas of the Phase I Property are currently in use for agricultural production (Figure 2). Multiple hay bales are found in rows across the Phase I Property. It is assumed that these bales were harvested from the agricultural operations currently occurring. One large trailer containing hay bales was parked within the gravel driveway.

The central portion of the Phase I Property contains numerous berms which run parallel to each other in a north to south direction. These berms are reportedly stockpiled topsoil from local development sources (Section 5.0) and were used during the annual horse show. One pile of sod and some miscellaneous debris (Photograph 4) were also found adjacent to the berms.

The north east corner of the Phase I Property is occupied by the Blue Mountain Golf and Country Club and is currently in use as a driving range (Photograph 12). There is also a small storage shed present adjacent to the putting green. Access to the storage shed was not permitted during the site reconnaissance as it was locked. Information obtained through the interview (Section 5.0) implies that the shed is used to store golf course tools.

Farming equipment is stored next to the barn foundations and within the north agricultural field at the Phase I Property (Photographs 5 and 7). Two cars (one on the ground and one on a trailer) were also stored here. One empty jerry can was found adjacent to the equipment and is assumed to store gasoline for equipment operation. Some surficial soil staining was found beneath one of the tractors stored next to the barn foundation; however this stain was confined to the upper 10 cm of surficial material.

The north west corner of the site contains forest vegetation and a tributary of Black Ash Creek. A small quantity of miscellaneous garbage and debris were located in this area.



6.3 Phase I Study Area Investigations

The Phase I Study Area map shows that the land to the north (706 Tenth Line) is the current location of the Blue Mountain Golf and Country Club. The parcel to the north east (200 Mountain Road) is currently undeveloped forest land. The parcel to the north west of the Phase I Property (PIN No.: 582540206) is currently in use for aggregate extraction. Land to the west and south west (492 Mountain Road, 1045 and 1133 6th Street, PIN 58254019) is composed of rural residential and/or agricultural. The Bygone Days Heritage Museum is located immediately adjacent to the Phase I Property to the south at 879 6th Street. Another parcel south of the Phase I Property is currently in use as Fisher Field, a community sports park (51 6th Line). Land to the east is composed of a new residential subdivision (i.e., Georgian Meadows).

7.0 REVIEW AND EVALUATION OF INFORMATION

This section of the report discusses the findings and conclusions of the Phase I ESA. The report is presented in this manner so the reader can understand the basis of the interpretation of the Phase I ESA and how the final conclusions were derived.

7.1 Current and Past Uses

The following Table 1 summarizes the historical uses of the Phase I Property. Based on information obtained as part of the current investigation, the Phase I Property was purchased from the Crown in 1836 by William Clenderin presumably for agricultural use. Other than the name of ownership, the Phase I Property did not change from agricultural use until the 1950s, at which point the two barns and two residences were built. The Collingwood horse show began in 1986 and occurred for two weeks every year at both the Phase I Property and adjoining Fisher Field until 2007. According to the PML (2014) report, the Phase I Property was vacant with no residents living on site between June of 1993 and May of 1998. Sometime between 1995 and 2002 the soil berms were created on the Phase I Property. It is expected that this is the same time that the hydro and irrigation hook ups were installed for use. The barns and adjacent residence were demolished in ~2010.

Table 1: Current and Past Uses of the Phase I Property

Year	Name of Owner	Description of Property Use	Property Use	Information Sources
1836 to 1904	Various	Agricultural	Farming	• Chain of title (Section 4.0)
1904 to 1929	George Schell	Agricultural	Farming	• Chain of title (Section 4.0)



Table 1 (continued): Current and Past Uses of the Phase I Property

Year	Name of Owner	Description of Property Use	Property Use	Information Sources
1929 to 1957	Frederic Schell	Rural residential / Agricultural	Farming	- Chain of title (Section 4.0) - Aerial Photography (Section (4.1.2))
1957 to 1993	Van Der Vechte Family	Rural residential / Agricultural.	Farming	- Chain of title (Section 4.0) - Interview (Section 5.0)
1993 to 1998	Van Der Vechte Family	vacant	Farming	- Chain of title (Section 4.0) - Environmental Reports (Section 4.1.2)
1998 to 2004	Bay Ridge Inc.	North east corner rented out to adjacent golf course for use as driving range	N/A	- Chain of title (Section 4.0) - Interview (Section 5.0)
2004 to current	Landex	North east corner rented out to adjacent golf course for use as driving range	Commercial	- Chain of title (Section 4.0) - Interview (Section 5.0)

7.2 Potentially Contaminating Activity

7.2.1 On-site Activities

Table 2 (overleaf) represents the identified PCAs on, in, or under the Phase I Property. It is acknowledged that other items beyond those listed in O.Reg. 153/04 (Sch. D – Table 2) could be identified for the on-site PCAs.

Table 2: Potentially Contaminating Activities – Phase I Property

Potentially Contaminating Activity (O.Reg. 153/04 – Schedule D – Table 2)	Description of Activity	Information Source(s) (Section No.)
30. Importation of fill of unknown quality	Soil was imported from Georgian Meadows subdivision for berm features	- Interview (Section 5) - Site Reconnaissance (Section 6)
40. Pesticides (including herbicides, fungicides and anti-fouling agents) manufacturing, processing, bulk storage and large scale applications	Long time agricultural property use may infer the storage and use of pesticides. Potentially used on driving range portion of site.	- Site Reconnaissance (Section 6) - Chain of title (Section 4.0)



Table 2 (continued): Potentially Contaminating Activities – Phase I Property

Potentially Contaminating Activity (O.Reg. 153/04 – Schedule D – Table 2)		Description of Activity	Information Source(s) (Section No.)
58.	Waste disposal and waste management, including thermal treating, landfilling and transfer of waste other than use of biosolids as soil conditioners	Illegal dumping at the Phase I Property. Household garbage, cement, scrap metal, wood stored in piles across site and other miscellaneous debris (i.e., discarded 1 L paint cans)	• Interview (Section 5) • Site Reconnaissance (Section 6)
N/A	Soil staining from tractor storage	Small area of soil staining beneath a tractor stored adjacent to the barn footprint	• Site Reconnaissance (Section 6)

One empty jerry can of gasoline was found next to some farm equipment during the site reconnaissance visit. This gasoline fuel is used in farming equipment as needed. The MOE (2011) Guidance document for Phase I ESAs states "... storage of several 44 gallon drums of fuel oil would be considered 'bulk storage'; however, a typical jerrycan of fuel stored in a residential garage would not be considered 'bulk' storage ...". Based on our site visit there was no evidence of liquid bulk storage.

In addition, there was a surficial soil stain found beneath one of the tractors stored next to the barn foundation. This stain was confined to the upper 10 cm of surficial material and is not considered to be a significant environmental concern.

The PML (2014) report had indicated that "... [t]here is the potential for the presence of above ground storage tanks (ASTs) and/or underground storage tanks (USTs) used to store fuel or oil associated with historical heating at the former residential/agricultural buildings as well farm equipment/machinery used on Site, including potential spills during re-fueling and maintenance of the equipment. It is understood that no ASTs or USTs were noted during demolition of the buildings in 2010. However, historical waste management practices related to the residential use and farming are unknown and it would be prudent to check if this PCA has impacted the Site from a geoenvironmental perspective ...".

It is speculated that this PCA was noted in part due to the fact that the Phase I Property was snow-covered during the site visit and therefore evidence of surface staining or other similar evidence could not be assessed. During our site evaluation it was noted that the existing dwelling is electrically heated and there was no evidence of forced-air heating. Similarly, the barn compound area was inspected to detect any evidence of soil staining or potential fuel dump locations (i.e., vent pipes). No significant soil stained area was in



evidence. Finally, several on-line and higher definition historical aerial photography sources were used to assess the site from 2002 to present. There was no evidence of former ASTs associated with the barn compound area based on this photography. In our opinion, the potential concern(s) raised by PML were not in evidence for the Phase I Property.

According to information obtained in the interview process (Section 5.0) excess soils were imported into the Phase I Property from the adjacent Georgian Meadows subdivision and stockpiled into berm features. Some of this fill material is also topsoil that has been scraped from the Phase I Property. The PML (2014) report indicated that "... [t]he presence of fill of unknown quality *is* located in approximately fourteen berms. It is understood the fill material originated from the nearby Georgian Meadows development, however no reports were available regarding the chemical quality of the material and it would be prudent to check if this PCA has impacted the Site from a geoenvironmental perspective ...". Based on strict adherence to the O.Reg. 153/04 requirements; this PCA is justified. However, it is our understanding that the Phase I ESA does not have to conform to the prescriptive RSC standards and that professional interpretation of the site condition can be considered. In our opinion, the source(s) of the material are well established and come from "greenfield" sites that were in themselves previously evaluated under the CSA standards. The soils were from agricultural lands being both on-site and those lands located directly east of the Phase I Property. Neither of these source locations contained questionable "brownfield" materials. There does not appear to be any surficial staining or discoloration in the area of fill stockpiling, so it is our opinion that this should not represent a significant environmental concern.

At the time of site reconnaissance visit, there were numerous rusty 1 L paint cans stored in a corner of the former barn foundation at the Phase I Property (Photograph 9). It is not known if these are from the original barn structure or are the result of illegal dumping, however some paint material did remain within the cans. There did not appear to be any paint which had leaked into the cement foundation. Due to the limited quantity of paint within the cans and the lack of any evidence of surficial contamination, the paint cans are not expected to represent a significant environmental concern. The presence of a secondary containment area (i.e., the poured cement barn foundation) would prevent the leakage of any liquid paint into the subsurface soils. Other debris such as wood, cement, household garbage, scrap metal, and the roof of a silo is also present at the Phase I Property. There was no ability to inspect under these debris piles; but the nature of the materials would suggest it is relatively inert. This debris material should be removed from the Phase I Property and properly disposed.



Since the Phase I Property has been used for agricultural applications since 1836, the application and storage of commercial pesticides has occurred. In general, potential contaminants of concerns tend to be associated with post 1940s chemical products (ex., organochlorinated pesticides). The MOE (2011) Guidance document for Phase I ESAs states "... 'bulk storage', in terms of scale or volume of material can include large numbers, amounts or volumes of material for commercial or industrial use, even if the material is packaged in smaller consumer-sized containers ...". Our interpretation of this guidance is that there is no reference to agricultural use. The guidance appears to reference the manufacturing or distribution side of the process.

Proper use of herbicides, fungicides and pesticides on agricultural lands do not result in unacceptable soil contamination. This has been evaluated on numerous occasions throughout the Province and in general there is no evidence to suggest that this is a systemic and wide spread issue with the re-development of agricultural property. While there was little site specific information on past agricultural practices related to the Phase I Property it is noted that feedstock production continues on these lands today. There was no evidence (i.e., vegetation stress / die-off) to suggest over-application of such products and it is recognized that over time biodegradation will occur. It is suggested that since the 1970s and 1980s that most chemicals of concern have been replaced by acceptable chemical substitutes. It is acknowledged that some environmental firms will conduct soil testing for residual pesticide contamination. Detection of these types of compounds has occurred; but in our experience proper application of such products rarely results in any subsequent detection. This type of confirmatory testing can be conducted on requested; but it will be assumed that such compounds were properly applied and therefore are not of consequence to this site evaluation.

In addition, pesticides are used to maintain the putting green within the driving range operated by the Blue Mountain Golf Club. This localized area on the Phase I Property is not considered to represent a significant large-scale application scenario and therefore is not expected to represent a significant environmental concern. The turf superintendant for the Blue Mountain Golf Club indicated that there is no application of fertilizers / pesticides on the driving range.

7.2.2 Off-Site Activities

Table 3 represents the identified PCAs on, in, or under the Phase I Study Area. It is acknowledged that other items beyond those listed in O.Reg. 153/04 (Sch. D – Table 2) could be identified for the on-site PCAs.



Table 3: Potentially Contaminating Activities – Phase I Study Area

Potentially Contaminating Activity (O.Reg. 153/04 – Schedule D – Table 2)		Description of Activity	Information Source(s) (Section No.)
28.	Gasoline and associated products storage in fixed tanks	Waste oil generated and stored at the Blue Mountain Golf and Country Club since 2000	EcoLog ERIS (Section 4.1.2)
40.	Pesticides (including herbicides, fungicides and anti-fouling agents) manufacturing, processing, bulk storage and large scale applications	It is likely that the Blue Mountain Golf and Country Club stores and applies pesticides to the course	Site Reconnaissance (Section 6)

The EcoLog ERIS report summarized in Section 4.1.2 indicated that the Blue Mountain Golf and Country Club has obtained a waste generator number for petroleum distillates, waste oils, and lubricants since 2000. This waste oil is expected from equipment and cart maintenance. This activity likely occurs at the maintenance shed, which is within 5 m of the Phase I Property boundary. The PML (2014) report indicated that "... [t]he historical and current use of the adjacent property to the north for use as a golf course, in particular a maintenance shed is located within the southeast corner of the golf course property which is used to store equipment and perform maintenance work. The golf course generates petroleum distillates and waste oils and lubricants as noted in the in the Ontario Regulation 347 Waste Generators Summary. Three, 205 L drums are used to store waste oil (one on the building interior and two on the building exterior). In the event of any spills, leaks or discharges, the potential for significant off Site contamination is considered low since the release of waste oil would be visually identified and likely cleaned up within a short time period ...". Azimuth would agree with this assessment. There is no evidence of past spills or subsurface staining adjacent to the Phase I Property boundary based on our site visit and this operation is not considered to be a significant environmental concern.

As noted in Section 7.2.1, the Blue Mountain Gold Course stores and applies pesticides to maintain course appearance. The PML (2014) report noted that "... [t]he historical use of the property to the north of the Site for agricultural purposes and the current use for commercial purposes as a golf course. There is potential for contamination from pesticide residue ...". The potential pathway for this impact would seem to be inferred. Several points associated with this situation need to be considered. First, it is assumed that PML is suggesting that air-borne spray drift could result in on-site impact(s) as opposed to suggesting that there could be ground water migration of pesticide impacted waters. Since the shallow ground water flow direction is toward Nottawasaga Bay there would be little opportunity for ground water flow from the golf course to move



upgradient towards the Phase I Property. The spray-drift issue would also seem remote for the following reasons. Any and all spray applications on the golf course are completed by licenced applicators. A key aspect to the licencing process is understanding issue(s) such as spray drift. Pesticide applications supposedly can only occur when winds are less than 8 km/hour so to minimize spray drift. Spray equipment is intentional oriented close to the ground in order to further minimize spray drift. Beyond these standard application factors, it should be noted that pesticide applications tend to be focused on the manured fairways as opposed to the "ruff" for golf course applications. This further limits the likelihood of the sprayed products travelling off the fairway, across both the fringe and then the ruff and beyond past the property boundary such that a significant impact is created on the Phase I Property. It is our opinion that this scenario is sufficiently remote that it is not expected to represent a significant environmental concern.

8.0 CONCLUSIONS

Through analysis of the supplemental information collected during this assessment, it was determined that the earliest identified land use of the Phase I Property was for agricultural production commencing in 1836 when it was purchased from the Crown. Two residences and two barns were then constructed in the 1950s. The Phase I Property was a partial host of the Collingwood Horse Show between 1986 and 2007. There are traditionally few environmental concerns with the type of land use encountered at the Phase I Property. The site investigation did not reveal any new information that would warrant further consideration, or represent a significant concern to the overall environmental health of the property. The potential concerns identified in the PML (2014) report also have been evaluated. In our opinion, none of these issues warrant further consideration for the reasons that have been provided.

As noted in the PML (2014) report, it is recommended that the onsite well(s) be properly decommissioned prior to site development.



9.0 AUTHORSHIP

This report was completed by Ms. Jennifer Thompson and Mr. David Ketcheson from Azimuth Environmental Consulting, Inc. Mr. Ketcheson is a senior environmental engineer with over 30 years of experience and is a partner with Azimuth, who possesses knowledge in porous media and fractured rock contaminant migration of miscible phase and NAPL contaminants. Mr. Ketcheson is a qualified person and has completed numerous Phase I and Phase II ESAs.

Ms. Jennifer Thompson is currently hydrogeologist at Azimuth. She received relevant training in the form of a Bachelor of Science Degree in Environmental Science from McMaster University and a Masters in Applied Science in Water Resource Engineering from the University of Guelph.

10.0 LIMITATIONS AND USE OF THIS REPORT

This report has been prepared for the sole benefit of Landex Capital Corporation (the 'Client'). Azimuth Environmental Consulting, Inc. (the 'Consultant') understands that this report may be provided to and relied upon by others. Any other person or entity without the express written consent of the Consultant and the Client may not rely upon the report. Any use that a party makes of this report, or any reliance on decisions made based on it, is the responsibility of such parties. The Consultant accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this report.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. This report should in no way be construed as a definitive representation of any or all environmental impacts on the site resulting from past or current practices. The information contained within this report should be evaluated, interpreted, and implemented only in light of this assignment.

The Consultant makes no other representation whatsoever, including those concerning the legal significance of its findings, or as to the other legal matters addressed incidentally in this report, including but not limited to the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time, thus the Client should review such issues with appropriate legal counsel.



11.0 REFERENCES

Crozier & Associates Consulting Engineers (Crozier), 2014. Linksview Development – Testpit Observations.

Peto MacCallum Ltd. (PML), 2014a. Phase I Environmental Site Assessment, Proposed Linksview Subdivision, 780 and 788 Tenth Line, Collingwood, Ontario.

Peto MacCallum Ltd. (PML), 2014b. Geotechnical Investigation, Proposed Linksview Subdivision, 780 and 788 Tenth Line, Collingwood, Ontario.

South Georgian Bay Lake Simcoe Source Protection Committee (SGBLS), 2014. Nottawasaga Valley Source Protection Area 2014 Updated Assessment Report.

DRAFT



APPENDIX D

Regulatory Agency Correspondence

RE: Database search request 780 Tenth Line Collingwood

Public Information Services <publicinformationservices@tssa.org>

Thu 5/1/2025 9:52 AM

25-172 780 Tenth Line ESA

To: Brad Pettersone <bpettersone@azimuthenvironmental.com>;

Hello ,

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are NO **fuels records** in our database at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,

**Aleena Tahir | Public Information & Records Agent**

Public Information

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3546 | E-Mail: ATahir@tssa.org

www.tssa.org



From: Brad Pettersone <bpettersone@azimuthenvironmental.com>

Sent: May 1, 2025 9:47 AM

To: Public Information Services <publicinformationservices@tssa.org>

Subject: Database search request 780 Tenth Line Collingwood

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Good day,

I am inquiring about any records in the TSSA database regarding potential storage tank registration(s), incident report(s), inspection(s), contamination, or any other relevant records associated with the following property 780 Tenth Line in Collingwood, Ontario.

If you can kindly advise at your earliest convenience that would be appreciated.

Thanks,
Brad.

**Brad Pettersone**

Environmental Scientist

Azimuth Environmental Consulting, Inc.

[642 Welham Road Barrie, ON L4N 9A1](#)

[Office: 705-721-8451 x227](#)

[Cell: 705-321-1477](#)

www.azimuthenvironmental.com

Providing services in hydrogeology, terrestrial and aquatic ecology, environmental engineering, and arborist assessments.

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May 11, 2025

Brad Pettersone
Azimuth Environmental Consulting, Inc.
642 Welham Road
Barrie, Ontario L4N 9A1
bpettersone@azimuthenvironmental.com

Dear Brad Pettersone:

RE: **MECP FOI A-2025-02895– Decision Letter**

This letter is in response to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to:

780 Tenth Line, Collingwood

Time Period: 1900/01/01 to 2025/05/01

After a thorough search through the ministry files, no records were located responsive to your request. The official responsible for making the access decision on your request is the undersigned. This file is now closed.

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at <http://www.ipc.on.ca>. Please note there may be a fee associated with submitting the appeal.

If you have any questions, please contact Jessica Wilson at jessica.wilson@ontario.ca.

Yours truly,
Jessica Wilson

for
Josephine DeSouza
Manager, Access and Privacy Office



APPENDIX E

Historical City Directories



CITY DIRECTORY

Project Property: *780 Tenth Line ESA
780 Tenth Line
Collingwood, ON L9Y 5H3*

Project No: *25-172*

Requested By: *Azimuth Environmental Consulting, Inc*

Order No: *25050100073*

Date Completed: *May 07, 2025*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

May 07, 2025
RE: CITY DIRECTORY RESEARCH
780 Tenth Line
Collingwood, ON L9Y 5H3

Thank you for contacting ERIS regarding our City Directory Search services. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. When searching a range of addresses, all civic addresses within that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on highly developed areas, while newly developed areas may be covered in the more recent years, older directories tend to cover only "central" parts of the city. To complete the search, we have either utilized the Toronto Reference Library, Library & Archives Canada and multiple digitized directories. While these do not claim to be a complete collection of all reverse listing city directories produced, ERIS has made every effort to provide accurate and complete information. ERIS shall not be held liable for missing, incomplete, or inaccurate information. If you believe there are additional addresses or streets that require searching, please contact us.

Search Criteria:

780 of Tenth Line

Search Notes:

Collingwood, Ontario is last listed in 1998.

Search Results Summary

Data from 2012 to 2017 does not include residential information

Date	Source	Comment
2023	DIGITAL BUSINESS DIRECTORY	
2021	DIGITAL BUSINESS DIRECTORY	
2017	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
1999	POLKS	
1998	POLKS	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

STREET NOT LISTED

STREET NOT LISTED



APPENDIX F

Aerial Photographs



HISTORICAL AERIALS

Project Property: 780 Tenth Line ESA
780 Tenth Line
Collingwood ON L9Y 5H3

Project No: 25-172

Requested By: Azimuth Environmental Consulting, Inc

Order No: 25050100073

Date Completed: May 08,2025

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services

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Date	Source	Scale	Comments
2020	Maxar Technologies	10,000	
1995	National Air Photo Library	10,000	
1987	National Air Photo Library	10,000	
1976	National Air Photo Library	10,000	
1969	National Air Photo Library	10,000	
1954	Hunting Survey Corporation Limited	10,000	Best Copy Available
1940	Decade Coverage Unavailable	10,000	
1930	Decade Coverage Unavailable	10,000	
1920	Decade Coverage Unavailable	10,000	

Environmental Risk Information Services

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1.866.517.5204 | info@erisinfo.com | erisinfo.com

250
Meters



Year: 2020
Source: MAXAR
Scale: 10,000
Comment:

Address: 780 Tenth Line, Collingwood, ON
Approx Center: -80.2576034,44.4911843

Order No: 25050100073



250
Meters



Year: 1995
Source: NAPL
Scale: 10,000
Comment:

Address: 780 Tenth Line, Collingwood, ON
Approx Center: -80.2576034,44.4911843

Order No: 25050100073



250
Meters



Year: 1987
Source: NAPL
Scale: 10,000
Comment:

Address: 780 Tenth Line, Collingwood, ON
Approx Center: -80.2576034,44.4911843

Order No: 25050100073



250
Meters



Year: 1976
Source: NAPL
Scale: 10,000
Comment:

Address: 780 Tenth Line, Collingwood, ON
Approx Center: -80.2576034,44.4911843

Order No: 25050100073



250
Meters



Year: 1969
Source: NAPL
Scale: 10,000
Comment:

Address: 780 Tenth Line, Collingwood, ON
Approx Center: -80.2576034,44.4911843

Order No: 25050100073



250

Meters



Year: 1954
Source: HSC
Scale: 10,000
Comment: Best Copy Available

Address: 780 Tenth Line, Collingwood, ON
Approx Center: -80.2576034,44.4911843

Order No: 25050100073





APPENDIX G

Site Inspection Photolog



Photograph 1: View of Site entrance.



Photograph 2: View of the central portion of the Site, former farmstead location



Photograph 3: View of southern portion of Site, monitoring wells in foreground.



Photograph 4: View of golf course located to the north of the Site.



Photograph 5: View of Georgian Meadows subdivision entrance.



Photograph 6: View of sorts fields located south of the Site.